



Report to the Auburn City Council

Action Item	5
Agenda Item No.	
City Manager's Approval	

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner *LEL*
Date: September 28, 2009
Subject: A Public Hearing to Consider a General Plan Amendment and Rezone at 512 & 514 Sacramento Street (Files # GPA 09-1 and RE 09-1).

The Issue

Should the City Council amend the General Plan land use designation from Urban Low Density Residential (ULDR) to Commercial (COMM) and change the zoning designation from Residential Single Family, minimum parcel size 10,000 square feet (R-1-10), to Neighborhood Commercial (C-1) for property located at 512 & 514 Sacramento Street (**Attachments 1 - 3**)?

Conclusions and Recommendation

The Planning Commission recommends that the City Council take the following actions:

- A. Adopt the City Council Resolution No. 09-____ approving the 512 & 514 Sacramento Street General Plan Amendment (**Attachment 5**);
- B. Introduce and hold first reading, by title only, of Ordinance No. 09-____ to amend the Zoning designation from Residential Single Family, minimum parcel size 10,000 (R-1-10), to Neighborhood Commercial (C-1) Zone (**Attachment 6**);
- C. Adopt a Mitigated Negative Declaration, prepared for the General Plan Amendment and Rezone as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment 7**);
- D. Adopt a Mitigation Monitoring and Reporting Plan (MMRP) implementing and monitoring all Mitigation Measures in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment 8**); and,
- E. Adopt the Findings of Fact and Conditions of Approval recommended by the Planning Commission for approval of the General Plan Amendment & Rezone as presented in the Staff Report (**Attachment 9**).

Alternative Motion (Denial)

- F. Move to direct staff to amend Resolution No. 09-_____ recommending denial of the General Plan Amendment & Rezone, based upon substantial evidence presented at the public hearing, and direct staff to present the project at the next available City Council meeting.

Background & Analysis

On September 1, 2009 the Planning Commission held a duly noticed public hearing to receive testimony and consider the proposed 512 & 514 Sacramento Street General Plan Amendment & Rezone. After a brief discussion regarding: Permitted uses in the Neighborhood Commercial (C-1) Zone; Traffic & Circulation; Grading & Drainage; and, Parking Standards, the Planning Commission unanimously recommended that the City Council approve the project as presented.

Correspondence received from the adjoining property owners of 500 & 502 Sacramento Street indicates no objections to the proposed General Plan Amendment & Rezone (**Attachment 4**).

Project Description:

The proposed General Plan Amendment & Rezone for 514 Sacramento Street will allow reuse of a vacant church and related facilities for office use. The applicant owns an engineering company and proposes to expand his engineering business to occupy the vacant church property. Existing services have been constructed on the property. Reuse of the church and parking lot requires minor building façade painting and site clean up consisting of parking lot weeding and parking lot striping. The existing parking lot is shared by both 512 & 514 Sacramento Street. An easement has been reserved for the shared parking lot. No additional driveway connections to Auburn Folsom Road are proposed with the project. Access is proposed through the Skyridge Pharmacy parking lot with the establishment of a 30 foot easement that parallels Auburn Folsom Road. Access to the properties will require minor grading (less than 50 cubic yards) and installation of improvements to upgrade the existing access. Except for minor site grading, access improvements and site maintenance, no additional site and/or building improvements are proposed for the subject 514 Sacramento Street property.

Condition of Approval No. 4 requires the applicant to provide evidence that the easement documentation is ratified to the satisfaction of the Community Development Director and Public Works Director.

Public Works Condition of Approval No. 1 requires a grading plan to be approved prior to commencement of work (**Attachment 9**).

A development project is not proposed for the 512 Sacramento Street property, except for the change to the General Plan and Zoning. The land use and zoning designation changes will allow future development of Neighborhood Commercial (C-1) uses.

Future development of the site for both 512 & 514 Sacramento Street properties will require design review by the Planning Commission and the construction of all improvements necessary to serve the proposed commercial development(s).

Permitted uses in the Neighborhood Commercial (C-1) Zone include, but are not limited to:

- Amusement centers
- Apparel shops
- Art goods stores
- Bakeries
- Book stores
- Business offices
- Camera shops
- Candy stores
- Delicatessens
- Drugstores
- Florist shops
- Fountains
- Furniture stores
- Gift shops
- Glass stores
- Hardware stores
- Hobby shops
- Ice Cream shops
- Liquor stores
- Music stores
- News stands
- Paint & Wallpaper stores
- Pet shops
- Restaurants
- Variety stores

Traffic & Circulation:

A traffic analysis estimating the cumulative impacts resulting from both the existing adjacent uses and the permitted uses associated with the General Plan Amendment & Rezone was completed. The proposed General Plan Amendment & Rezone would generate an estimated 92 daily trips, resulting in a net increase of 52 daily trips over the estimate for residential development of the same property, as currently zoned. However, the increase in trips will not degrade the Level of Service at the Auburn Folsom Road intersections and the project access intersection as these intersections will operate at Level of Service "C" or better, which is within the City's acceptable Level of Service standards.

Since the resulting traffic volume is within the City's acceptable Level of Service standards, staff does not believe that there will be any significant traffic-related impacts associated with the General Plan Amendment and Rezone from residential to commercial.

Grading & Drainage:

A shallow v-gutter in the middle of the parking lot drains to the north into an existing drainage inlet. With the exception of minor grading at the entrance of 514 Sacramento Street, no new improvements are proposed at this time.

The properties will continue to drain as they presently drain into an existing drainage channel that parallels Auburn Folsom Road.

Future development of the property may require upgraded drainage improvements commensurate with the proposed future development. Drainage systems will be designed to convey 10-year and 100-year storm events and mitigate any potential runoff increases as outlined in the City of Auburn and Placer County Stormwater Management Manuals.

Parking:

An existing parking lot was constructed for the vacant church. The parking lot is shared by both 512 & 514 Sacramento Street. The reuse of an existing building requires parking spaces, based upon the

change in use, in accordance with §159.168(4) of the City's Zoning Ordinance. For retail and office uses the square footage to parking space ratio is 1 parking space per 400 square feet of building area.

Based upon the proposed project on 514 Sacramento Street & General Plan Amendment & Rezone on 512, the potential parking required for this project is up to 23 parking including one (1) van accessible parking space.

Based upon dimensions of the existing parking lot, approximately thirty (30) vehicles could be accommodated, including one (1) van accessible parking space.

Condition of Approval No. 3 requires the applicant to re-stripe the existing parking lot prior to issuance of a Certificate of Occupancy (**Attachment 9**).

General Plan Consistency

In review of the City of Auburn General Plan goals, policies and objectives, the proposed General Plan Amendment and Rezone will not cause the General Plan to become internally inconsistent.

Environmental Determination

The reuse of the vacant church property and related impacts resulting from the change in land use from Residential to Commercial were evaluated in the environmental document prepared for the project. An Environmental Checklist and Initial Study were prepared to examine potential areas for impact resulting from this project. Based upon comments received, Air Quality and Cultural Resources were identified as potentially significant impacts. Traffic & Circulation Impacts were identified as "Less Than Significant Impacts."

The Auburn Community Development Department has reviewed this project for compliance with the California Environmental Quality Act (CEQA) and prepared a Mitigated Negative Declaration (**Attachment 7**).

In accordance with CEQA, the Mitigated Negative Declaration includes a Mitigation Monitoring and Reporting Plan (MMRP). The MMRP identifies the mitigation measures that reduce potential project impacts to a less than significant level. The Mitigated Negative Declaration and MMRP will be adopted with the project and their requirements will be included with the project's Conditions of Approval (**Attachment 8**).

Alternatives Available to Council; Implication of Alternatives

- A. Approve the General Plan Amendment and Rezone as presented; or,
- B. Deny the General Plan Amendment and Rezone, based upon substantial evidence presented at the public hearing, and direct staff to present it at the next available City Council meeting.

Fiscal Impacts

Amending the General Plan and Zoning from Residential to Commercial is anticipated have a positive fiscal impact on the General Fund.

The applicant has paid the application processing fees for the General Plan Amendment & Rezone.

Additional Information

Please see the following Attachments for more details:

1. Vicinity Map
2. General Plan Amendment & Rezone Exhibit
3. Site Plan
4. 500 & 502 Property Owner Correspondence dated June 29, 2009
5. City Council Resolution approving General Plan Amendment with Exhibit Exhibit A - General Plan Amendment Exhibit
6. City Council Ordinance approving Rezone with Exhibit Exhibit A – Rezone Exhibit
7. Mitigated Negative Declaration
8. Mitigation Monitoring & Reporting Plan
9. Planning Commission Resolution 09-12 with recommended Findings & Conditions of Approval

**EXHIBITS ON FILE WITH THE CITY CLERK & PROVIDED
TO CITY COUNCIL PREVIOUSLY UNDER SEPARATE COVER**

Exhibits:

- A. September 1, 2009 Planning Commission Minutes
- B. September 1, 2009 Planning Commission Staff Report with Attachments & Exhibits

Attachments:

1. Location Map
2. Aerial Photograph
3. Site Photographs
4. 500 & 502 Sacramento Street Owner Correspondence dated June 29, 2009

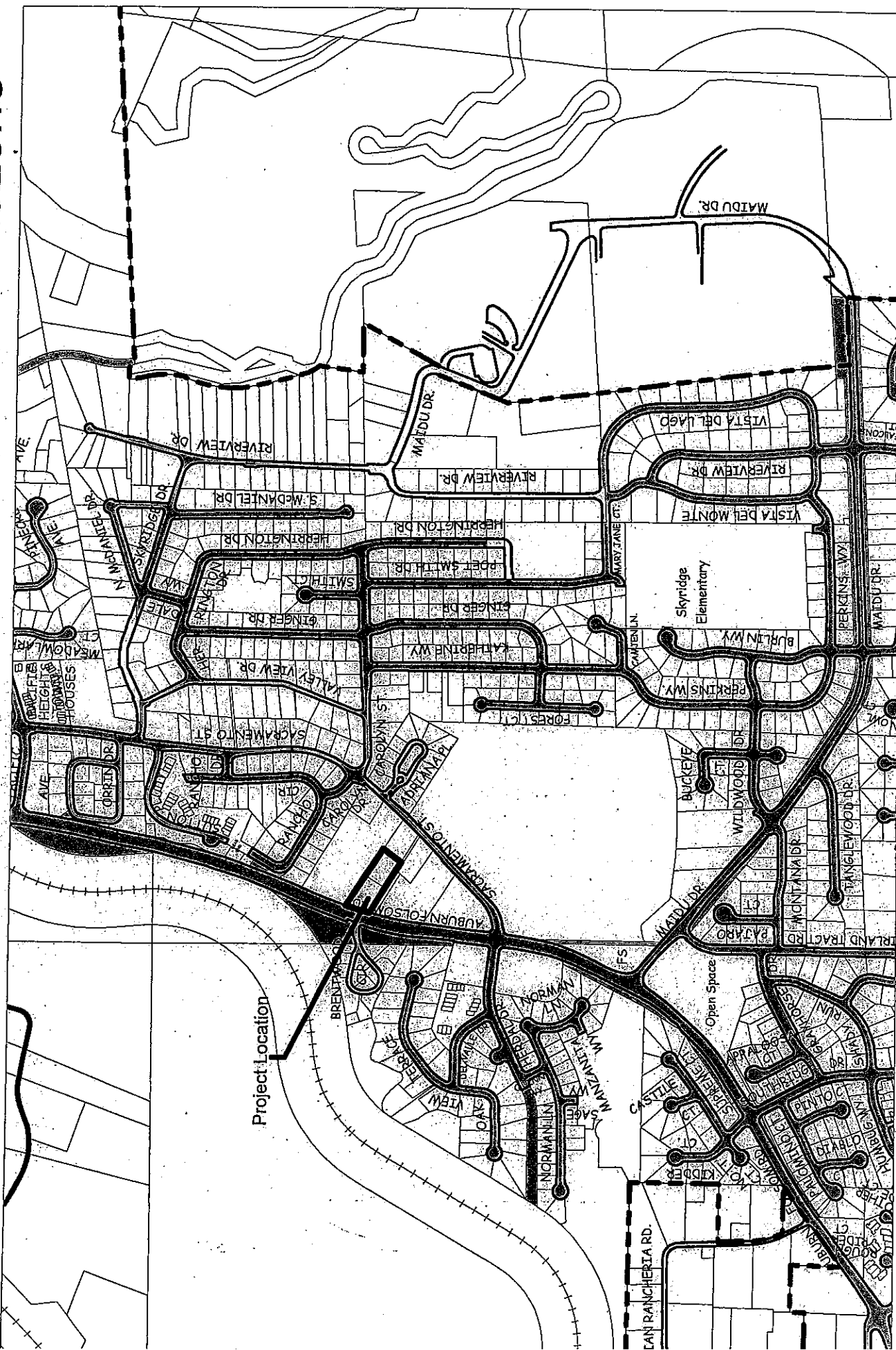
Exhibits:

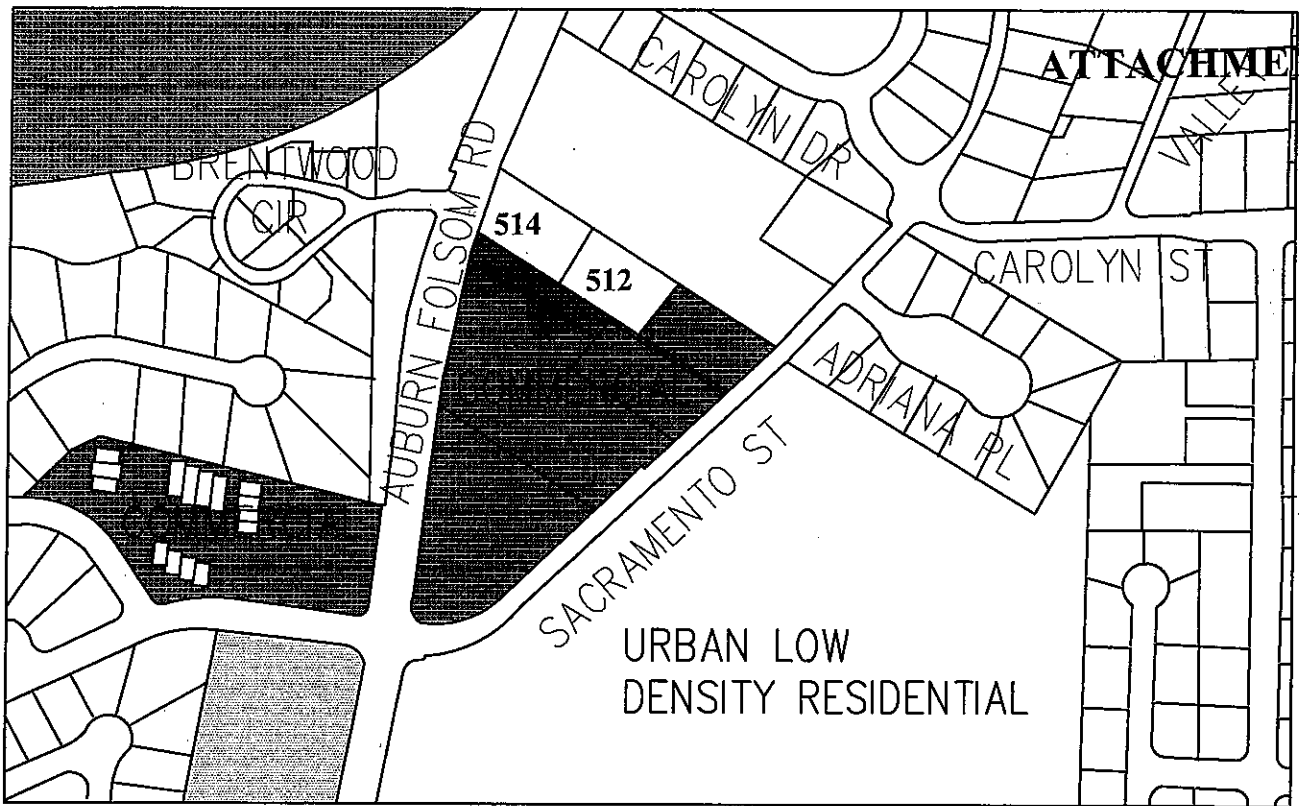
- A. Resolution No. 09-12
- B. General Plan & Rezone Exhibit
- C. Site Plan
- D. Mitigated Negative Declaration
- E. Mitigation Monitoring & Reporting Plan



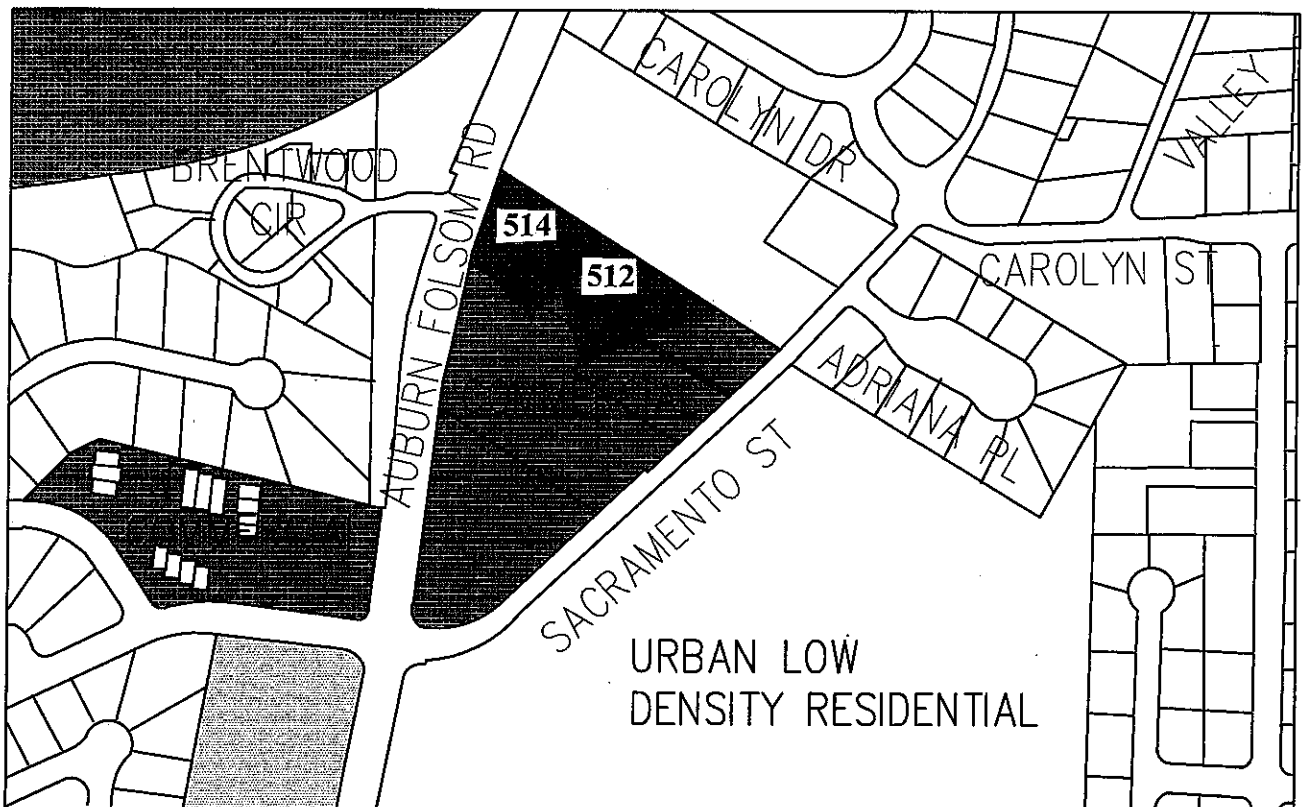
ATTACHMENTS

Sacramento Street General Plan Amendment/Rezone

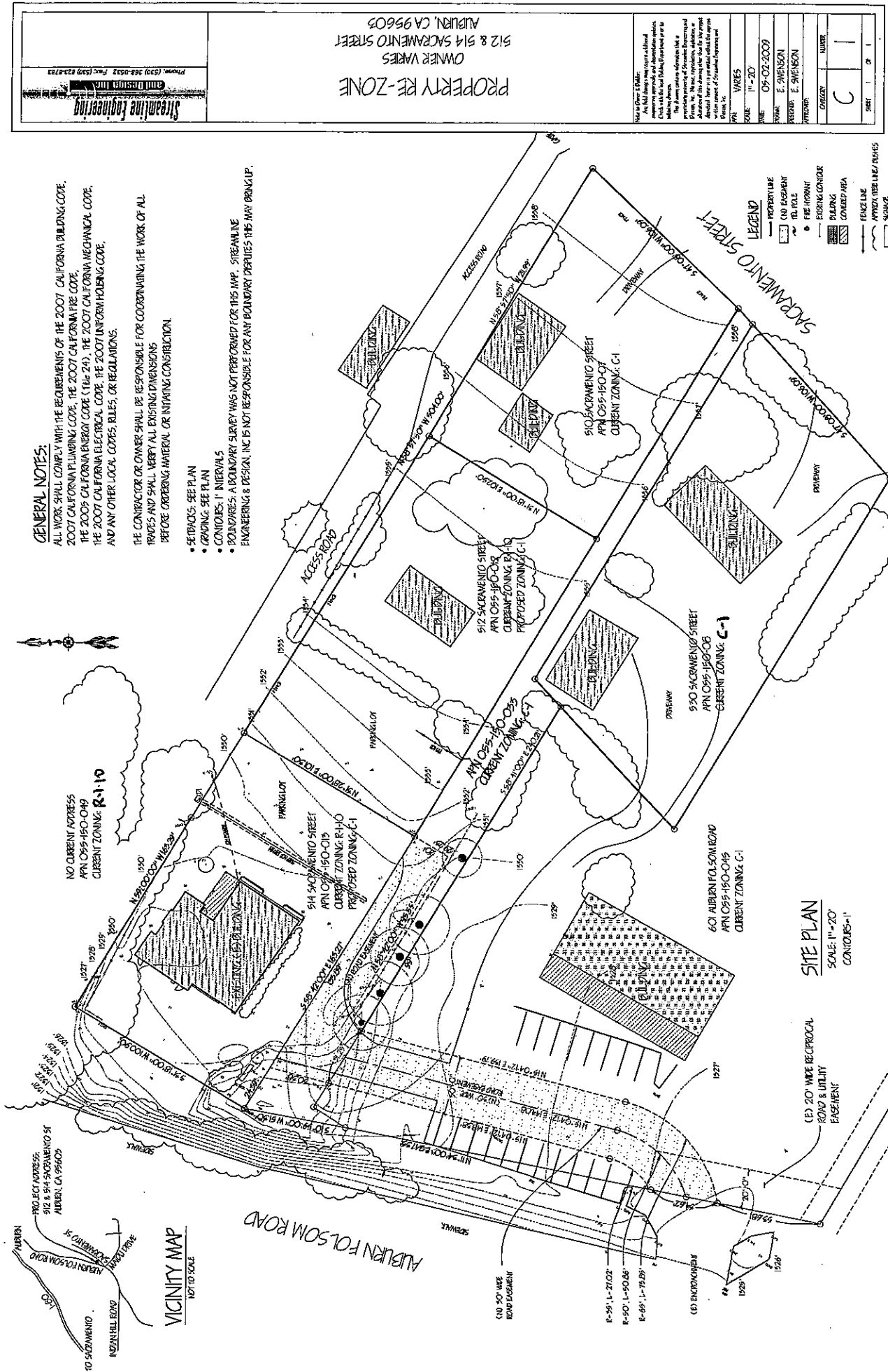




BEFORE



AFTER



ATTACHMENT 4

Larry Houghtby & Bret McComb have spoke with me about their application for a rezone and general plan amendment for 514 Sacramento Street. I understand they are requesting a rezone to a commercial zone so they can use the existing church as an office for their engineering firm. I currently have no objections to the proposal.

Kelly W. Faye
500 Sacramento St
Auburn, CA 95603

Chris Brique
502 Sacto St
Auburn, Ca 95603



RESOLUTION NO. 09-_____

A RESOLUTION OF THE CITY OF AUBURN CITY COUNCIL AMENDING THE CITY
OF AUBURN GENERAL PLAN FROM URBAN LOW DENSITY RESIDENTIAL (ULDR)
TO COMMERCIAL (COMM) FOR PROPERTY LOCATED AT 512 & 514
SACRAMENTO STREET

RECITALS

A. Whereas, the City of Auburn is proposing to take action to amend the City
of Auburn General Plan from Urban Low Density Residential (ULDR) to
Commercial (COMM) for property located at 512 & 514 Sacramento Street;
and,

B. Whereas, the Auburn Planning Commission, upon proper notice and
hearing, recommended an amendment to the City of Auburn General Plan (File
GPA 09-1), referred to as the Sacramento Street General Plan Amendment &
Rezone; and,

C. Whereas, the City of Auburn City Council held a duly noticed public hearing
on September 28, 2009 to receive public testimony, consider the Planning
Commission's recommendations, and take action on the project; and,

D. Whereas, the City of Auburn City Council, based upon oral testimony and
documentary evidence presented during the public hearing, now finds it proper
to amend the City of Auburn General Plan; and,

E. Whereas, the City of Auburn City Council has taken action to approve all
entitlements necessary for implementation of the General Plan Amendment for
512 & 514 Sacramento Street.

1 THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

2
3 1. The foregoing recitals are hereby true and correct;

4
5 2. The Auburn City Council finds that the actions as set forth in this
6 Resolution are in the public interest and necessary to the public health, safety,
7 and welfare;

8
9 3. The General Plan Amendment is consistent with the General Plan;

10
11 4. The General Plan Amendment will not cause the General Plan to become
12 internally inconsistent;

13
14 5. The General Plan Amendment is consistent with the public interest, health,
15 safety, and welfare of the City of Auburn;

16
17 6. The Auburn City Council hereby Certifies that its members have reviewed
18 and considered the information in the Mitigated Negative Declaration &
19 Mitigation Monitoring & Reporting Plan and find the document to be adequate,
20 complete and in full compliance with the California Environmental Quality Act
21 (CEQA) as set forth in the CEQA Guidelines;

22
23 7. The City Council, on the basis of the whole record before it (including the
24 initial study and any comments received) finds that there is no substantial
25 evidence that the project will have a significant effect on the environment and
26 that the Mitigated Negative Declaration reflects the City Council's independent
27 judgment and analysis;

28

1 8. The City Council of the City of Auburn does hereby approve the 512 & 514
2 Sacramento Street General Plan Amendment (GPA 09-1). The area and
3 property affected by the general Plan Amendment is more particularly shown
4 on **Exhibit "A"** hereto; and,

5
6 9. The Auburn General Plan is hereby amended by changing the land use
7 designation for the property shown on **Exhibit "A"** from Urban Low Density
8 Residential (ULDR) to Commercial (COMM).

9
10
11 DATED: September 28, 2009

12
13 _____
14 J.M. Holmes, Mayor

15 ATTEST:

16
17 _____
18 Joseph G. R. Labrie, City Clerk

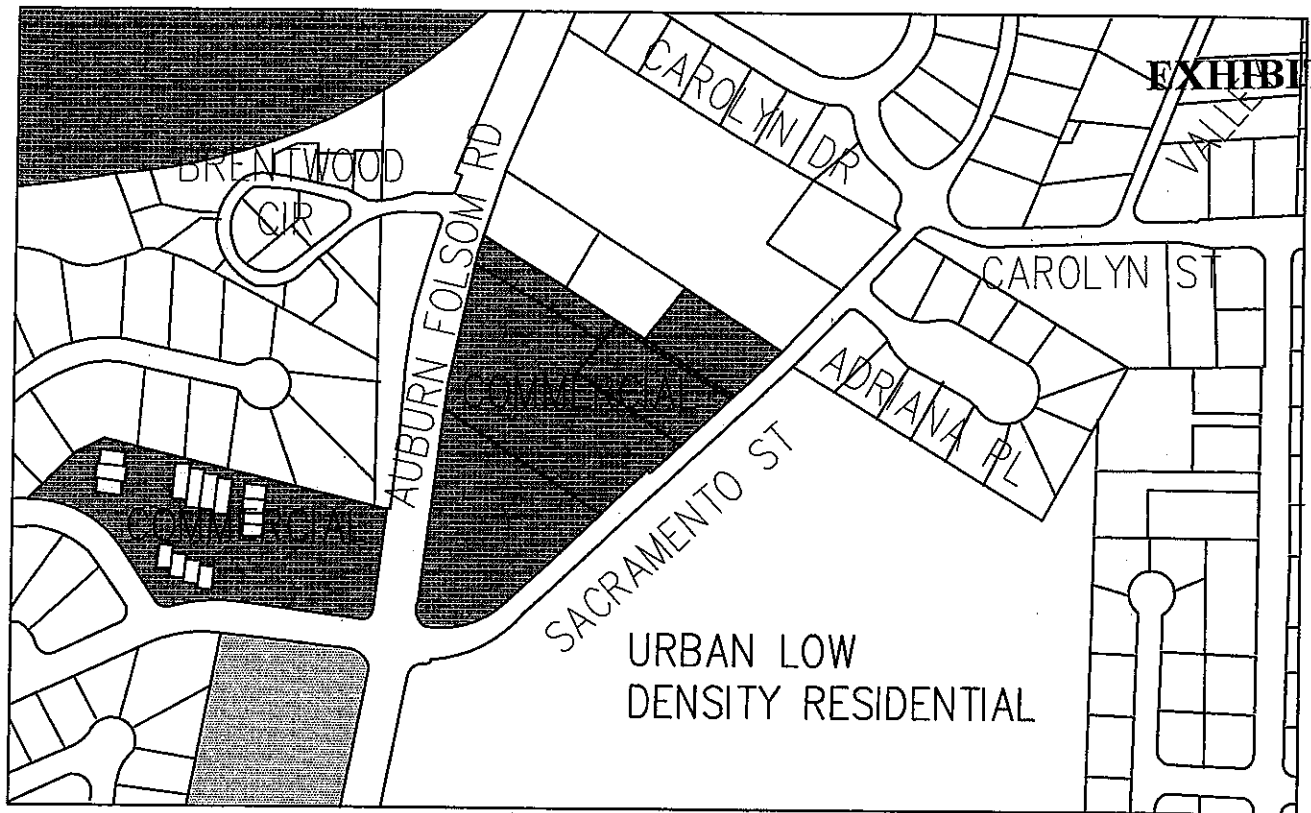
19 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
20 that the foregoing resolution was duly passed at a regular meeting of the City
21 Council of the City of Auburn held on the 28th day of August 2009 by the
22 following vote on roll call:

23 Ayes:

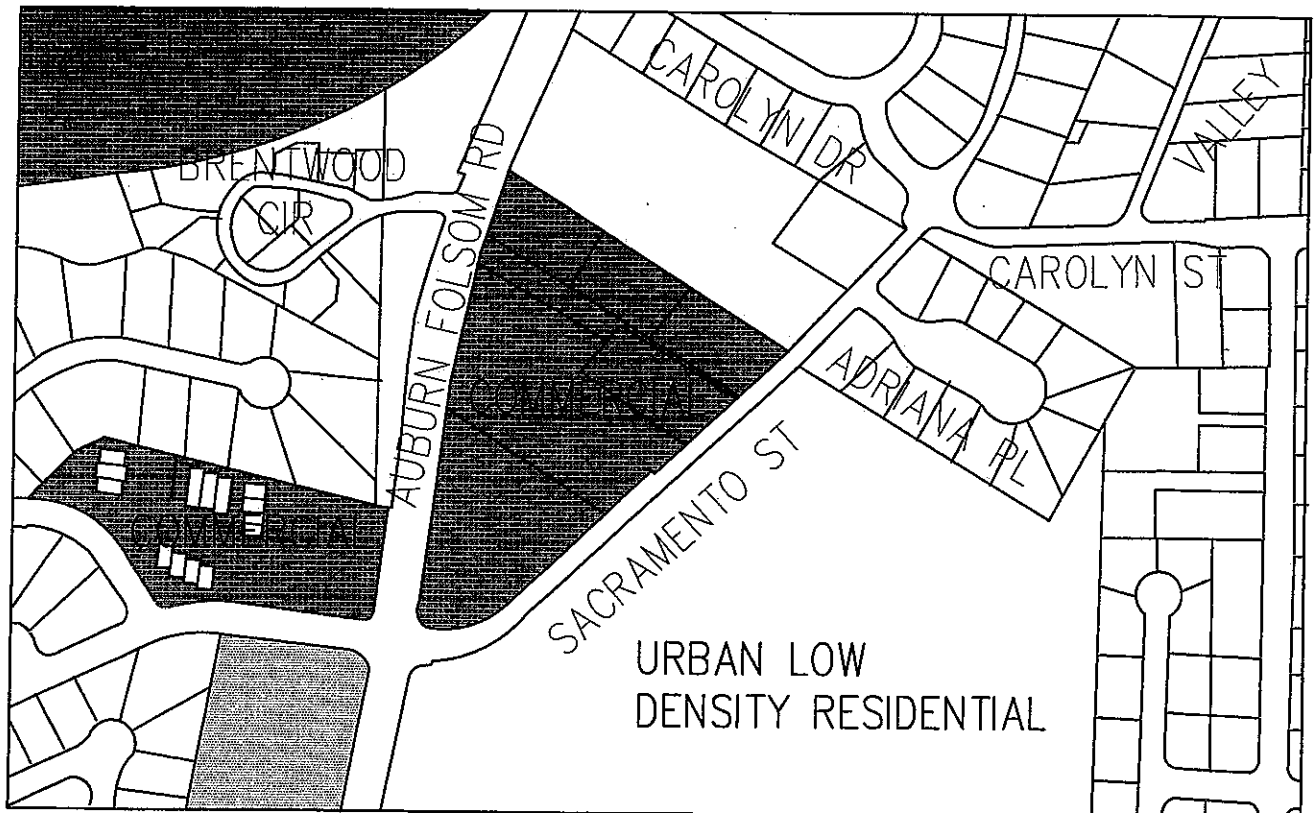
24 Noes:

25 Absent:

26 _____
27 Joseph G. R. Labrie, City Clerk
28



BEFORE



AFTER

ORDINANCE NO. 09-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN
REZONING PROPERTY LOCATED AT 512 & 514 SACRAMENTO STREET FROM
RESIDENTIAL SINGLE FAMILY, MINIMUM PARCEL SIZE 10,000 (R-1-10), TO
NEIGHBORHOOD COMMERCIAL (C-1) ZONE

THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

A. The City Council held a public hearing on September 28, 2009, to consider a Rezone from Residential Single Family, minimum parcel size 10,000 square feet (R-1-10), to Neighborhood Commercial (C-1) for property located at 512 & 514 Sacramento Street;

B. The City Council has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Staff report prepared by the Community Development Department for the September 28, 2009 meeting;

2. Planning Commission recommendation at the September 1, 2009, Planning Commission hearing;

3. Exhibits and Plans submitted by the applicant;

4. Mitigated Negative Declaration prepared by City Community Development Department staff;

5. Mitigation Monitoring & Reporting Plan;

6. Staff presentation at the public hearing held on September 28, 2009;

7. Public comments, written and oral, submitted at or prior to the public hearing;

8. All related documents submitted at or prior to the public hearing;

9. The City of Auburn General Plan, Zoning Ordinance, and all

1 other applicable regulations and codes;

2
3 C. The Findings of Fact for Rezone 09-1 (File RE 09-1) are:

- 4 1. The Rezone is consistent with the General Plan;
- 5 2. The Rezone is consistent with the public interest, health,
- 6 safety, and welfare of the City of Auburn;
- 7

8 D. In view of all of the evidence in the record and based on the

9 foregoing findings, the City of Auburn City Council further finds the following:

- 10 1. All documents and materials relating to the proceedings for
- 11 the Rezone (09-1) are maintained in the City of Auburn Community
- 12 Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603;
- 13

14 E. In view of all of the evidence and based on the foregoing findings,

15 the City of Auburn City Council hereby adopts the Mitigated Negative

16 Declaration and Mitigation Monitoring & Reporting Matrix for Rezone 09-1.

17

18 THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS:

19 Section One: The City of Auburn City Council Rezones 512 & 514

20 Sacramento Street from Residential Single Family, minimum 10,000 square

21 feet (R-1-10), to Neighborhood Commercial (C-1) Zone.

22

23 Section Two: This Ordinance shall take effect thirty days following its

24 adoption as provided by Government Code Section 36937.

25

26 Section Three: The City Clerk shall certify to the passage and adoption

27 of this Ordinance and shall give notice of its adoption as required by law.

28 Pursuant to Government Code Section 36933, a summary of this Ordinance

1 may be published and posted in lieu of publication and posting of the entire
2 text.

3 Section Four: Should any provision of this Ordinance, or its
4 application to any person, parcel or circumstance, be determined by a court of
5 competent jurisdiction to be unlawful, unenforceable or otherwise void, that
6 determination shall have no effect on any other provision of this Ordinance or
7 the application of this Ordinance to any other person, parcel or circumstance
8 and, to that end, the provisions hereof are severable.

9
10 DATED: September 28, 2009

11
12
13 _____
J.M. Holmes, Mayor

14 ATTEST:

15 _____
16 Joseph G. R. Labrie, City Clerk

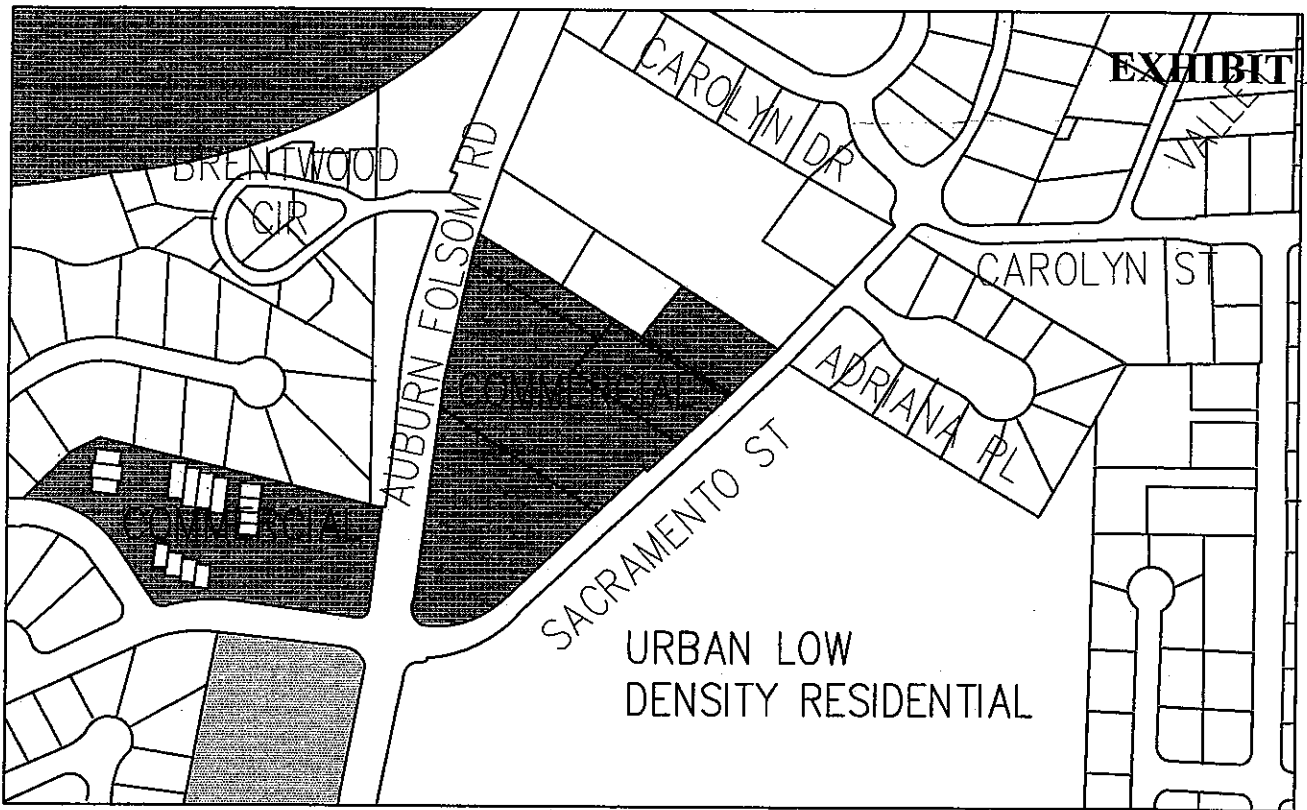
17 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
18 that the foregoing resolution was duly passed at a regular meeting of the City
19 Council of the City of Auburn held on the 28th day of December 2009 by the
following vote on roll call:

20 Ayes:

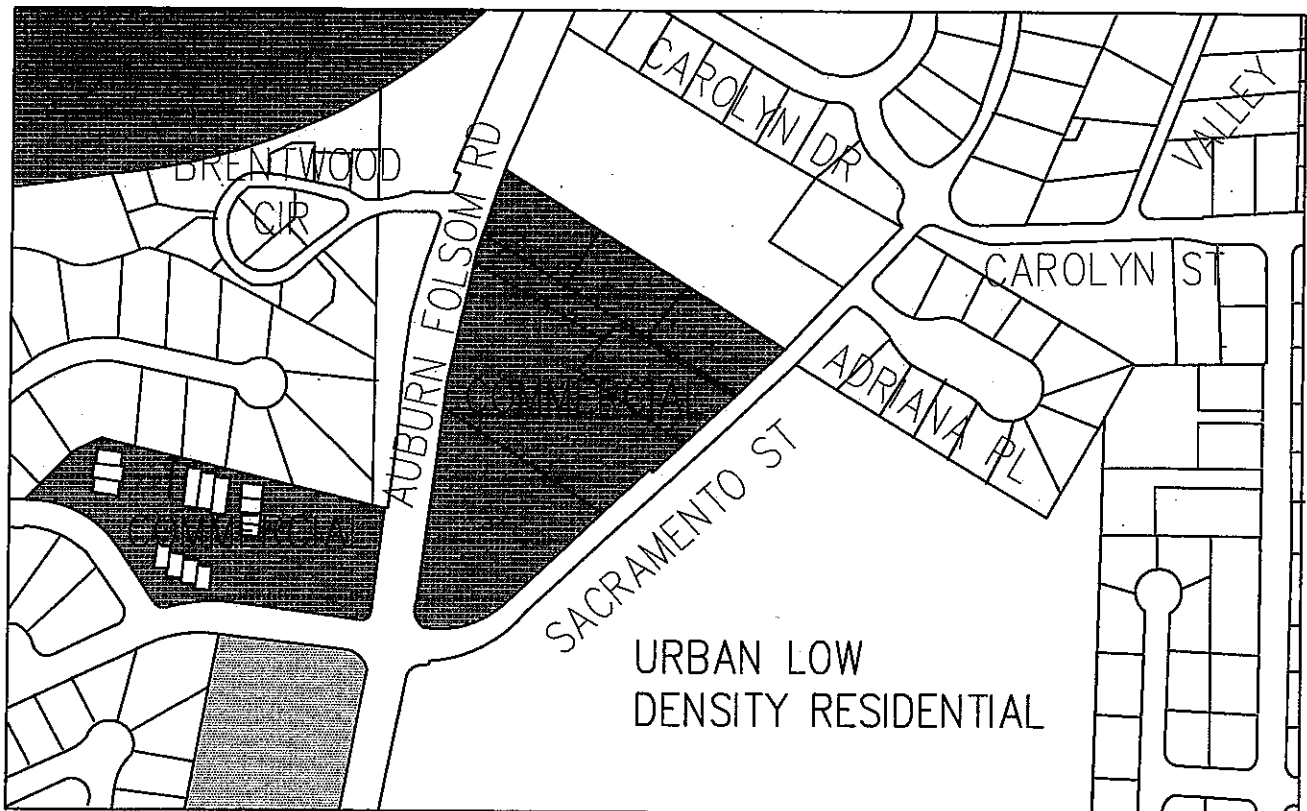
21 Noes:

22 Absent:

23 _____
24 Joseph G. R. Labrie, City Clerk



BEFORE



AFTER



**CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT**

**Initial Study 512 & 514 Sacramento Street
General Plan Amendment & Rezone
(Files # GPA 09-1 & RE 09-1)**

August 10, 2009

INITIAL STUDY

512-514 Sacramento Street General Plan Amendment & Rezone

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), the City of Auburn has prepared this Initial Study to assess the potential environmental impacts of a proposed 512 & 514 Sacramento Street General Plan Amendment & Rezone.

Project title: 512 & 514 Sacramento Street General Plan Amendment & Rezone

Lead agency name and address:

City of Auburn Community Development Department
1225 Lincoln Way
Auburn, CA 95603

Contact person, phone number, and e-mail:

Lance E. Lowe, AICP, Associate Planner
1225 Lincoln Way, Room 3
Auburn, CA 95603
530-823-4211 x 103
llowe@auburn.ca.gov

Project location:

The subject properties are located between Auburn Folsom Road and Sacramento Street approximately 700 feet from the junction of Auburn Folsom Road and Sacramento Street (APNS: 055-150-012 & 055-150-013).

The project site is located in Sections 22, Township 12N, Range 8E on the Pilot Hill 7.5-minute USGS quadrangle (*Attachment 1 – Vicinity Map and Attachment 2 – Aerial Photograph*). Approximate coordinates of the center of the site are 38° 52' 49" north and -121° 04' 50" west.

Project sponsor's name and address:

Bret McComb
11768 Atwood Road, Suite 20
Auburn, CA 95603

General plan and Zoning designation: The General Plan Land Use designation is Urban Low Density Residential (ULDR) (4 DU per acre). The Zoning is Residential Single Family, 10,000 square foot minimum parcel size (R-1-10).

Surrounding Land Uses:

An existing unoccupied single family dwelling is located on 512 Sacramento Street. An existing vacated church and related parking lot is located on 514 Sacramento Street.

North of the project site, is an undeveloped residential zoned property (R-1-10 zoning district). Bordering the project site on the south is commercially zoned property with several businesses and a gas station. East of the project site is commercially zoned property (C-1) with an existing single family dwelling, which constitutes a legally non-conforming use in the Commercial (C-1) Zone.

West of the project site is a residential subdivision across Auburn Folsom Road (R-1-10) Zone (*Attachments 3-4*).

Environmental Setting:

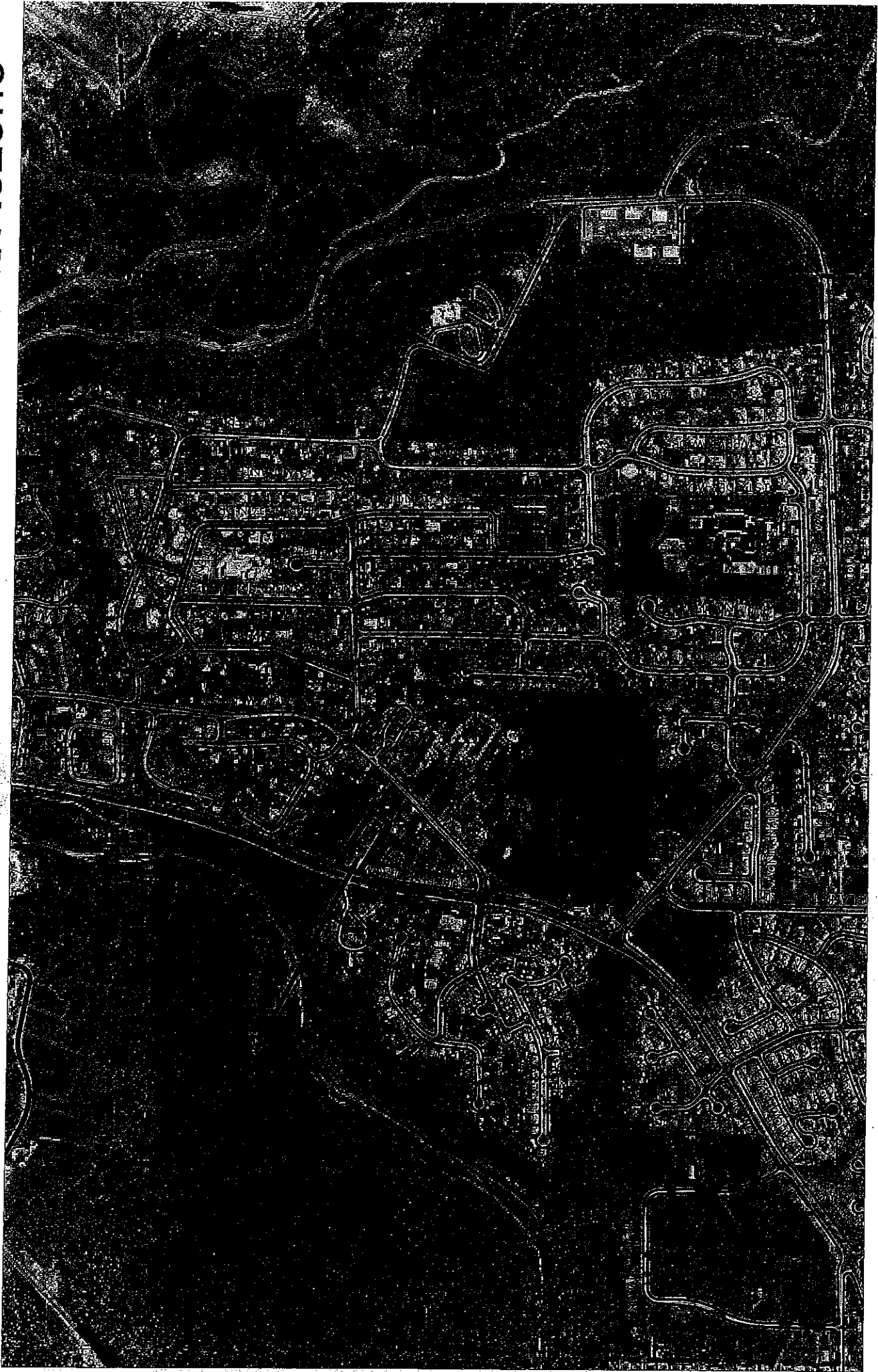
Aesthetics: The subject property is not visible from Auburn Folsom Road to the northwest or Sacramento Street to the south due to the existence of an approximate ten (10) foot knoll adjoining Auburn Folsom Road and numerous trees along Sacramento Street. Trees surround the property on the west property line along the entire length of the property. The property to the northeast is undeveloped.

Air Quality: The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a non-attainment area for federal standards for ozone. Placer County is also designated as a non attainment area for State ozone ambient air quality standards and non attainment for State particulate matter standards (CARB 2006).

Geology and Soils: The site topography generally slopes from south to northeast with an approximate 2% slope.

Hazards and Hazardous Materials: A search of available environmental records conducted indicates that the project site is not listed as a hazardous materials site and no listed sites occur within an ASTM standard distance radius. Hazardous materials in the vicinity of the project site would include products commonly used for cleaning and those commonly used for construction.

Hydrology and Water Quality: No natural waterways occur on the project site. A drainage way exists along Auburn Folsom Road. The storm-drain system, installed as part of a prior approved adjoining subdivisions accepts runoff entering inlets from the existing roadways and gutters of the project area. Water drainage from unpaved areas generally follows the slope of the property in a northeast direction (*Attachment 5*).

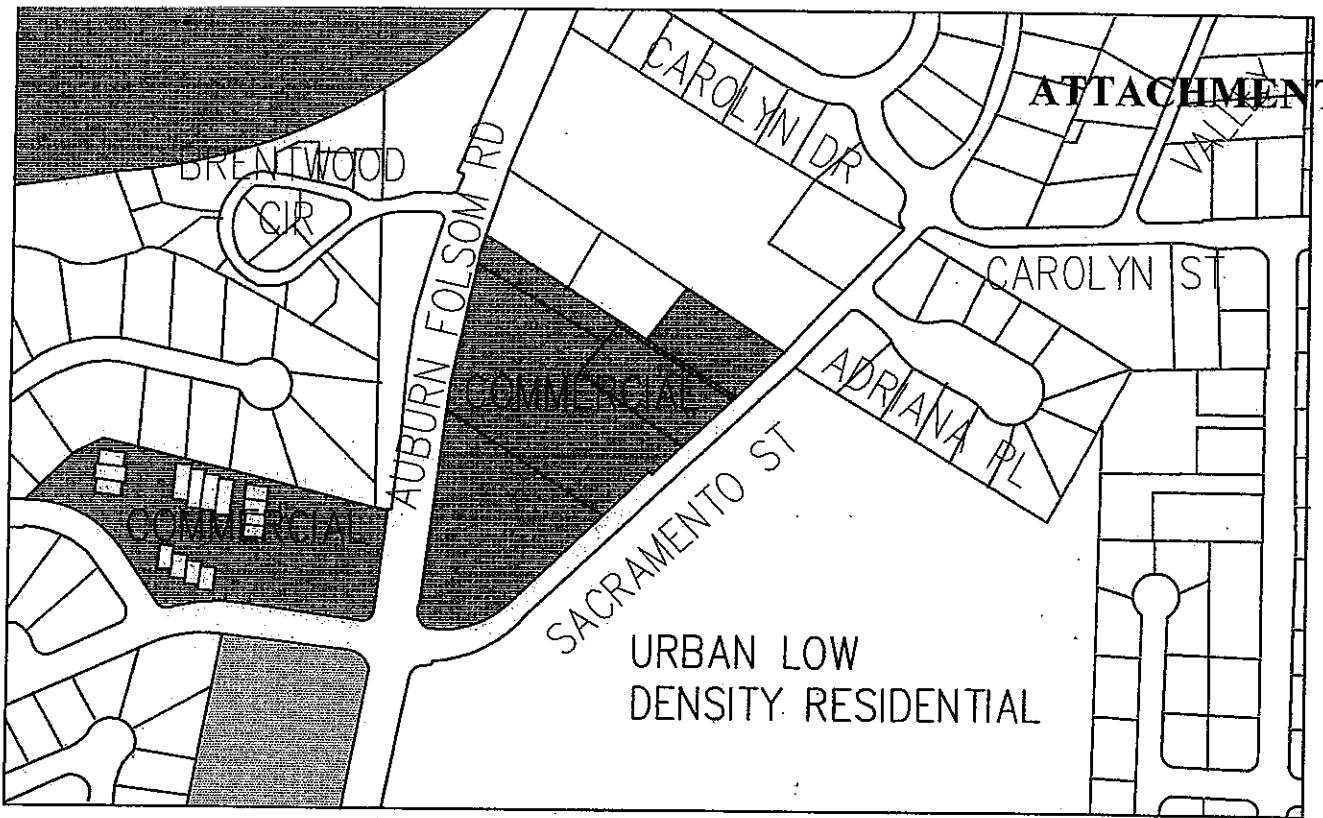


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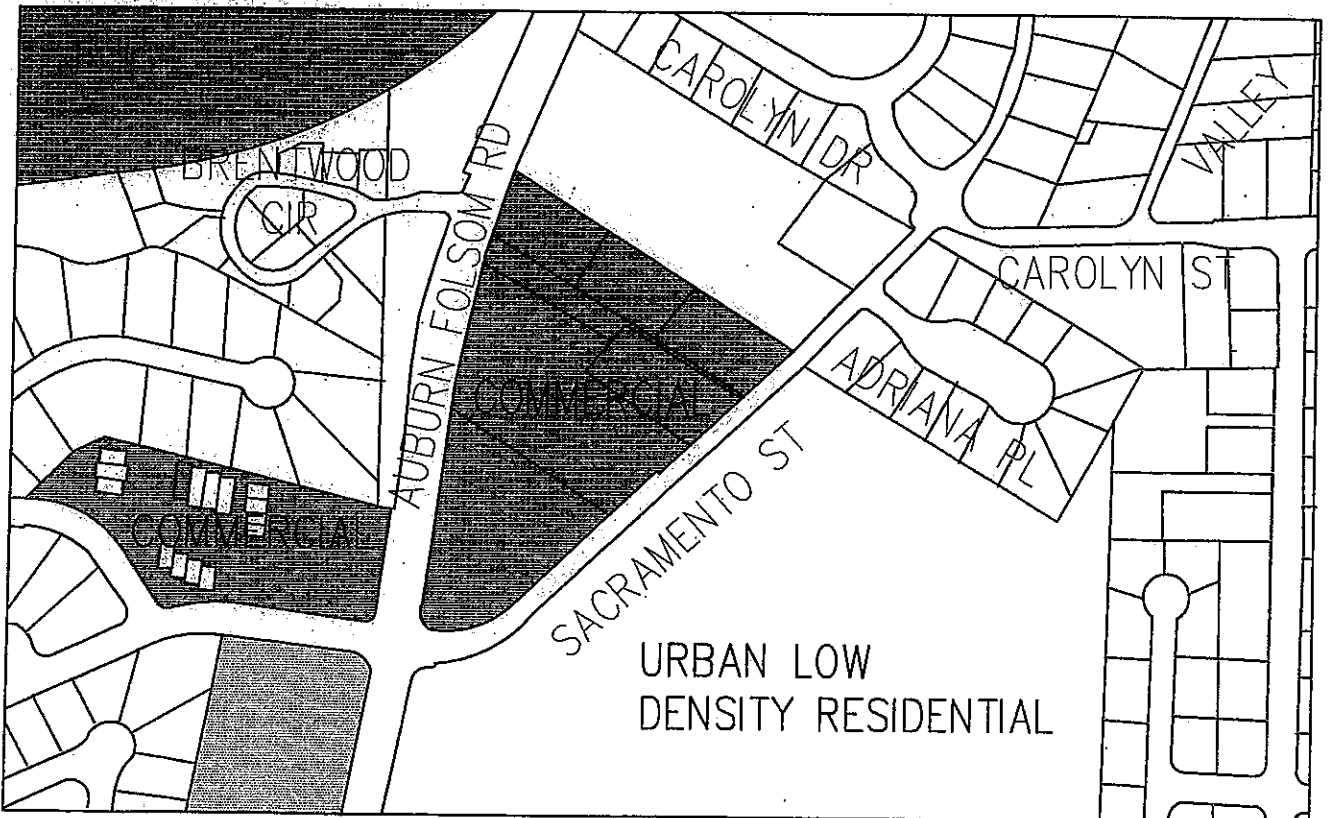


ATTACHMENT 1

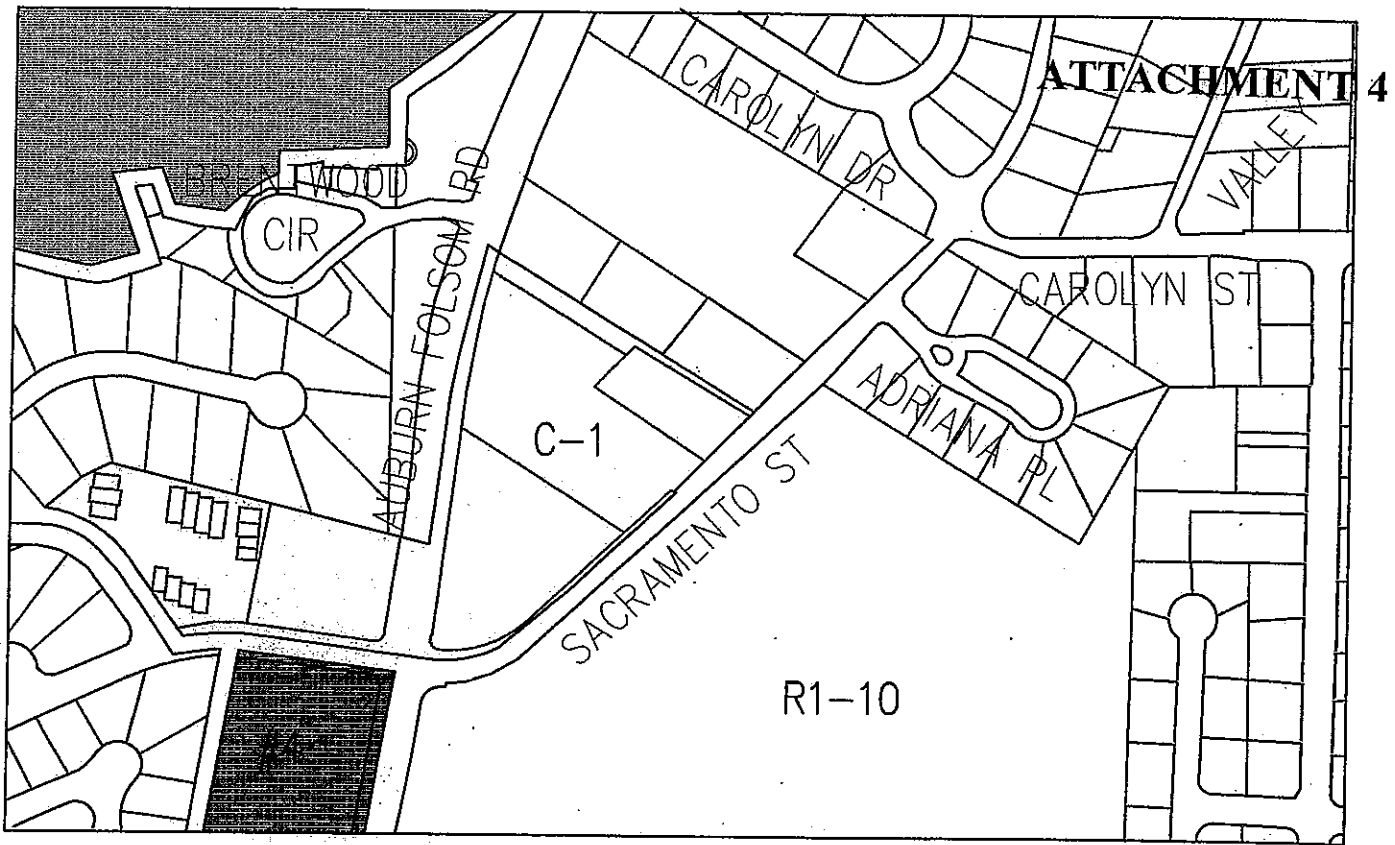




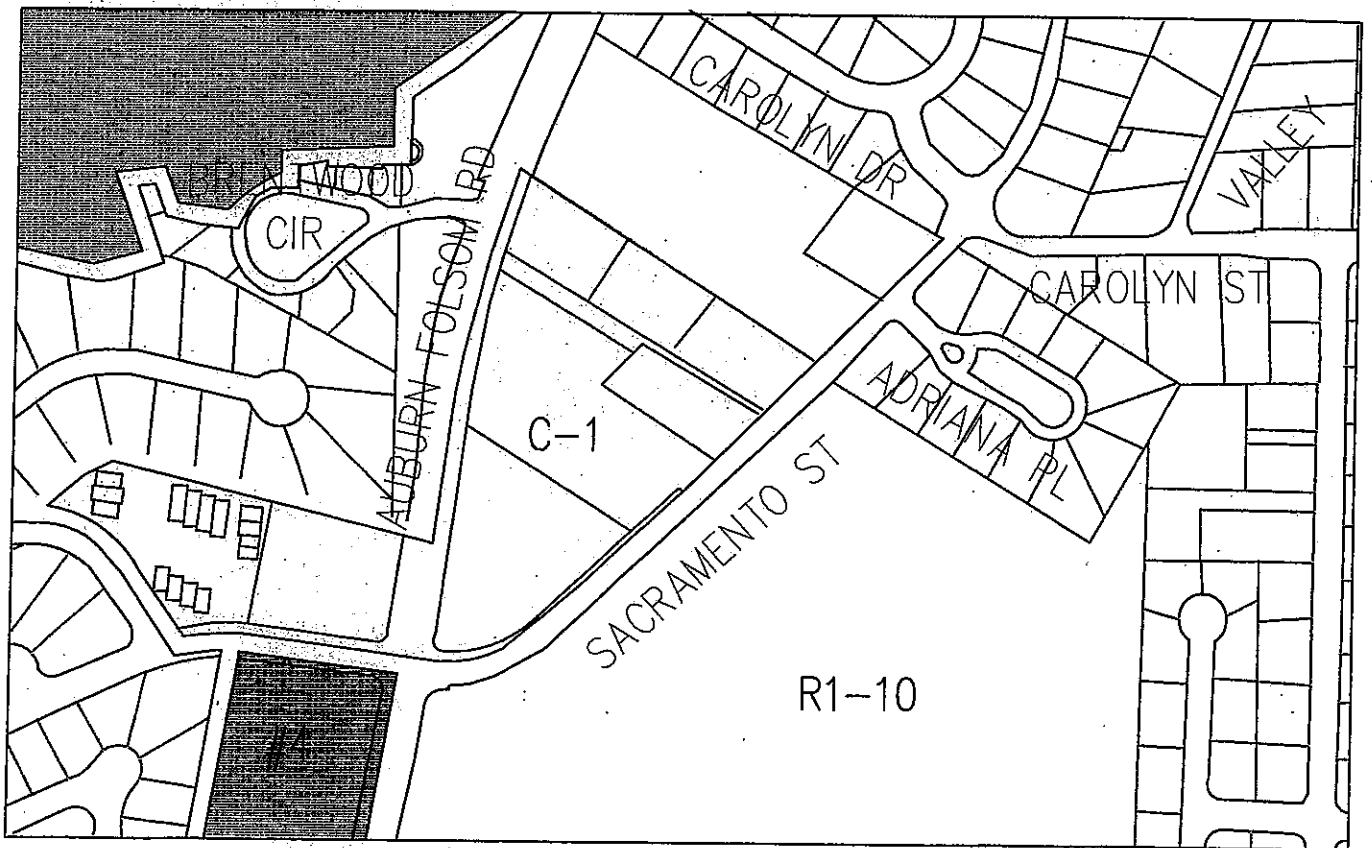
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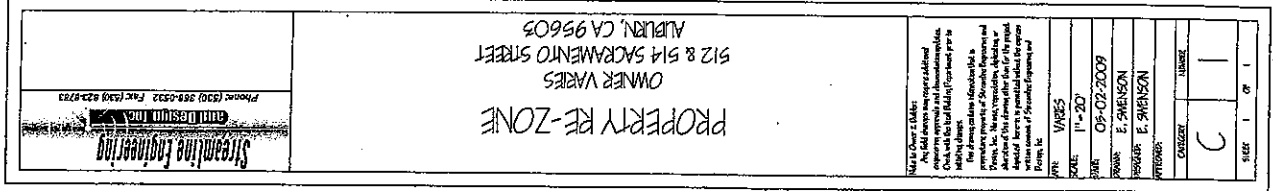
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BEFORE



AFTER



PROJECT DESCRIPTION

The proposed project consists of a General Plan Amendment & Rezone for property located at 512 & 514 Sacramento Street. The General Plan is proposed to be amended from Urban Low Density Residential to Commercial. A Rezone is proposed from Residential, Single Family, minimum parcel size of 10,000 square feet to a Neighborhood Commercial (C-1) Zone.

A development project is not proposed for the 512 Sacramento Street property at this time, except for the change to the General Plan and Zoning. Accordingly, this environmental document provides environmental analysis of the proposed land use changes solely. In review of the General Plan and Rezoning changes for this property, the environmental analysis uses the "Degree of Specificity" rule when evaluating the General Plan and Rezoning as there is no development project proposed on the subject 512 Sacramento Street property. That is, the environmental document solely analyzes the potential impacts resulting from the proposed changes in the land use from Resident to Commercial. Subsequent proposed projects will be required to undertake Design Review with corresponding environmental review when a specific commercial development project is proposed on the property.

The proposed General Plan Amendment & Rezone allows reuse of a vacant church and related facilities for office use located at 514 Sacramento Street. The applicant owns an engineering company and proposes to expand his engineering business to occupy the vacant church property. Reuse of the church and parking lot requires minor building façade painting and site clean up consisting of parking lot weeding and parking lot striping. The existing parking lot is shared by both 512 & 514 Sacramento Street. An easement has been reserved for the shared parking lot. Access is proposed through the Skyridge Pharmacy parking lot. Access to the 514 Sacramento Street will require minor grading (less than 50 cubic yards) and installation of improvements to comply with City Standards. Except for minor site grading, access improvements and site maintenance, no additional building improvements are proposed for the subject 514 Sacramento Street property.

General Plan Land Use Designation

The project area has a land use designation of Urban Low Density Residential (ULDR), according to the *City of Auburn General Plan*. The Urban Low Density Residential allows for a combination of lower density urban residential uses. Housing types under this density are primarily single-family detached homes, patio homes and zero lot-line homes. Building densities may be up to a maximum of two or four units per acre.

The Urban Low Density Residential (ULDR) General Plan designation is proposed to be changed to Commercial. The Commercial (C) Land Use Designation allows for a full range of commercial uses including neighborhood, community and regional. Neighborhood commercial uses are best located at intersections of major thoroughfares and collector streets. Ideally these smaller convenience centers should be restricted to a single corner. Community commercial uses are best located at the intersections of major thoroughfares. The centers may include all corners of the intersection. These centers should be contained in the general sphere of the intersection. Regional commercial uses should be located only where sufficient access can be provided by a major thoroughfare. Building intensity may up to a 3.0 Floor to Area ratio for the site.

Zoning Designation

The *City of Auburn Zoning Ordinance* designates the project site within an R-1-10 zone (Residential - Single Family - 10,000 square foot minimum lot size). This zone district allows for single-family detached dwelling units and appurtenant accessory structures on a minimum lot size of 10,000 square feet, which would allow for up to 4 units per gross acre.

The Zoning designation is proposed to be changed from R-1-10 to a Neighborhood Commercial (C-1) Zone. The Neighborhood Commercial (C-1) Zone allows an array of Commercial Uses. Permitted uses in the Neighborhood Commercial (C-1) Zone include, but are not limited to:

- Amusement centers;
- Apparel shops;
- Art goods stores;
- Automobile parking lots;
- Bakeries;
- Book stores;
- Camera shops;
- Candy stores;
- Delicatessens;
- Drugstores;
- Florist shops;
- Fountains;
- Furniture stores;
- Gift shops;
- Class stores;
- Hardware stores;
- Hobby shops;
- Ice Cream Shops;
- Liquor stores;
- Music stores;
- News stands and newspaper and related printing and publishing;
- Paint and wallpaper stores;
- Pet shops;
- Radio and television sales stores;
- Restaurants;
- Smoke shops;
- Toy Stores; and,
- Variety stores.

Utilities

Water Supply: The nearest water line is located at the project along Auburn Folsom Road. The subject property is connected to Placer County Water Agency (PCWA) lines that have been extended to serve the church. The conversion of the church to office use will not require additional water supply to the site.

Future development of 512 Sacramento Street to commercial use will require extension of additional water services when a development project is proposed. According to Placer County Water Agency, the applicant will have to enter into a services agreement prior to water services being extended to the property. An agreement for water services shall be obtained prior to building permit issuance. Improvements shall be completed prior to issuance of a Certificate of Occupancy.

Sanitary Sewer: The nearest sanitary sewer connection is located along Auburn Folsom Road. Conversion of the church to office use will not require extension of sanitary sewer services.

Future development of 512 Sacramento Street to commercial use will require extension of additional sewer services being extended to the property when a development project is proposed.

Future development would be connected to the existing municipal sanitary sewer system concurrently with improvements. New connections would be completed in accordance with City of Auburn standards.

Dry Utilities: Dry utilities (i.e., natural gas, electrical supply, telephone, cable) are located on Auburn Folsom Road and presently serve the subject site. No further extension is required to serve the proposed project. However, development of 512 Sacramento Street may require upgraded utility services to the site.

Drainage

The site slopes from west to east with an approximate two (2%) percent slope. As noted, improvements on the property consist of a dilapidated single family dwelling on 512 Sacramento Street and church located on 514 Sacramento Street. Existing parking lot improvements for the single family dwelling and church exist on-site. With the exception of minor grading at the entrance of 514 Sacramento Street, no new improvements are proposed at this time. The properties will continue to drain as they presently drain into an existing drainage channel that parallels Auburn Folsom Road.

Future development of the property may require upgraded drainage improvements commensurate with the proposed development. Drainage systems will be designed to convey 10-year and 100-year design storms and mitigate any potential runoff increases as outlined in the Placer County Stormwater Management Manual.

Offsite Improvements

No offsite improvements are proposed or required as part of the proposed project.

Regulatory Setting and Required Agency Approvals

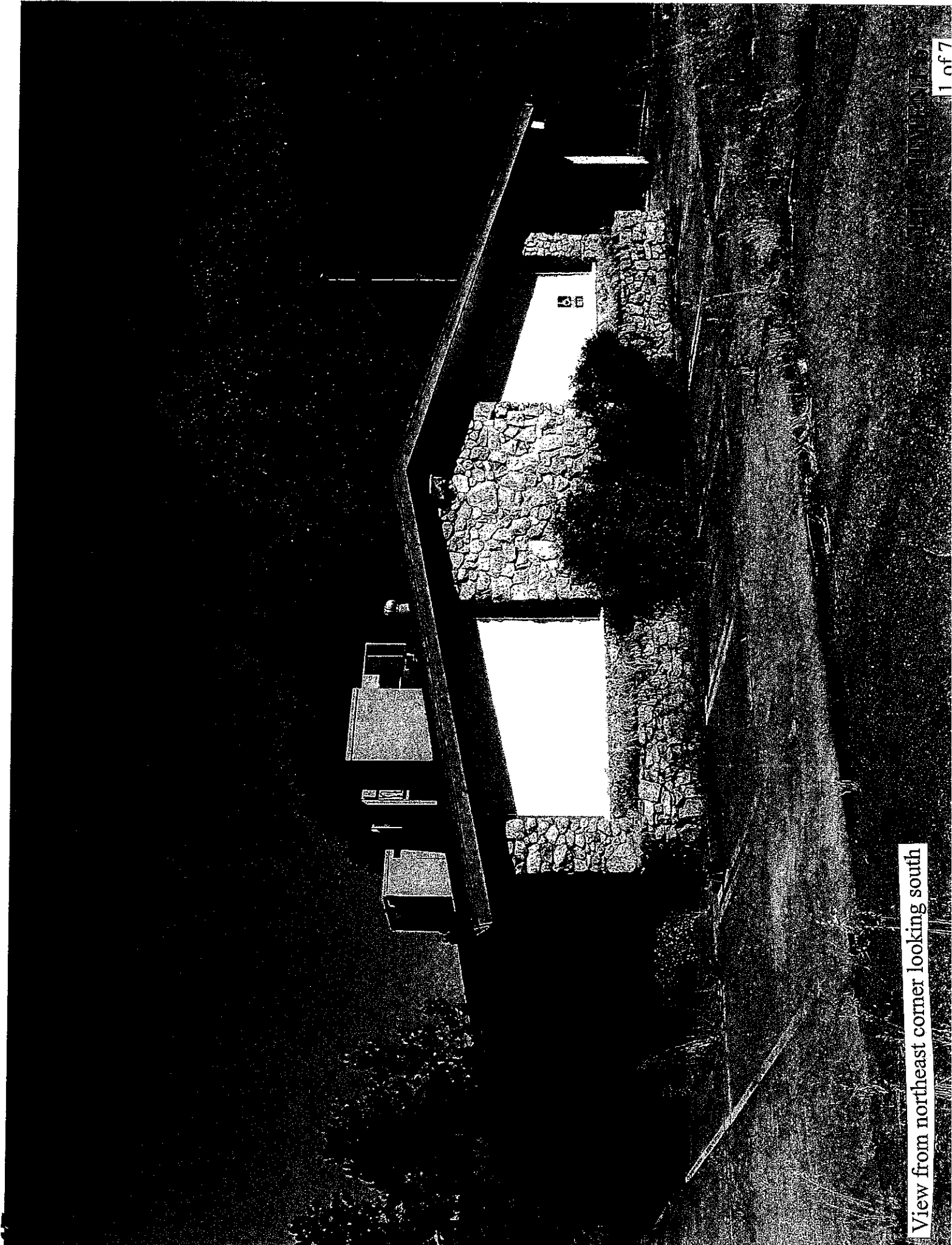
No requirements are necessary as a result of the General Plan Amendment & Rezone. The following local approvals are required of the conversion of the vacated church to office use.

City of Auburn Department of Public Works - Improvement Plan & Grading Plan approvals;

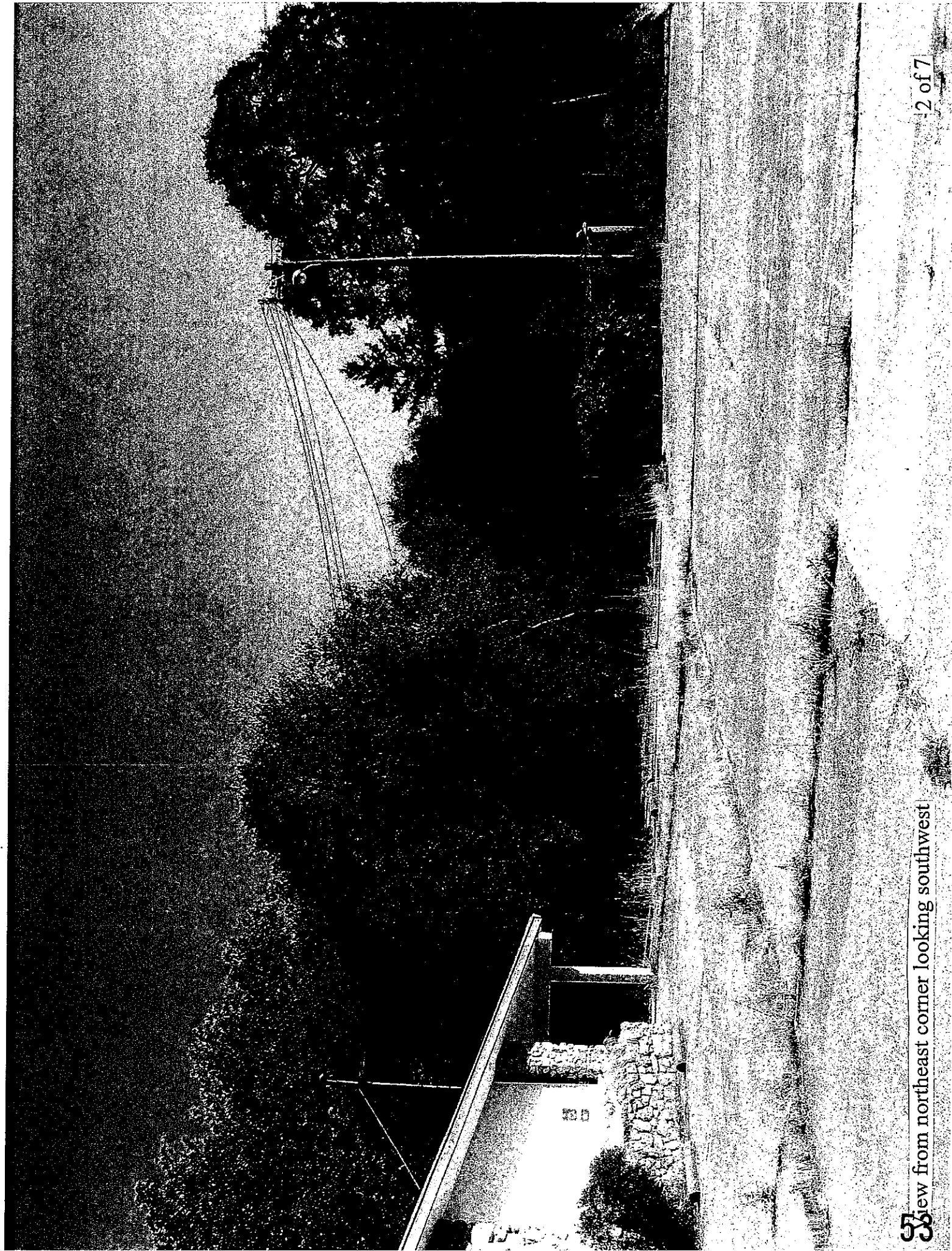
City of Auburn Community Development Department - Site Plan & Sign Permit approvals;

City of Auburn Building Department - Building, Plumbing, Mechanical, and Electrical Permits;

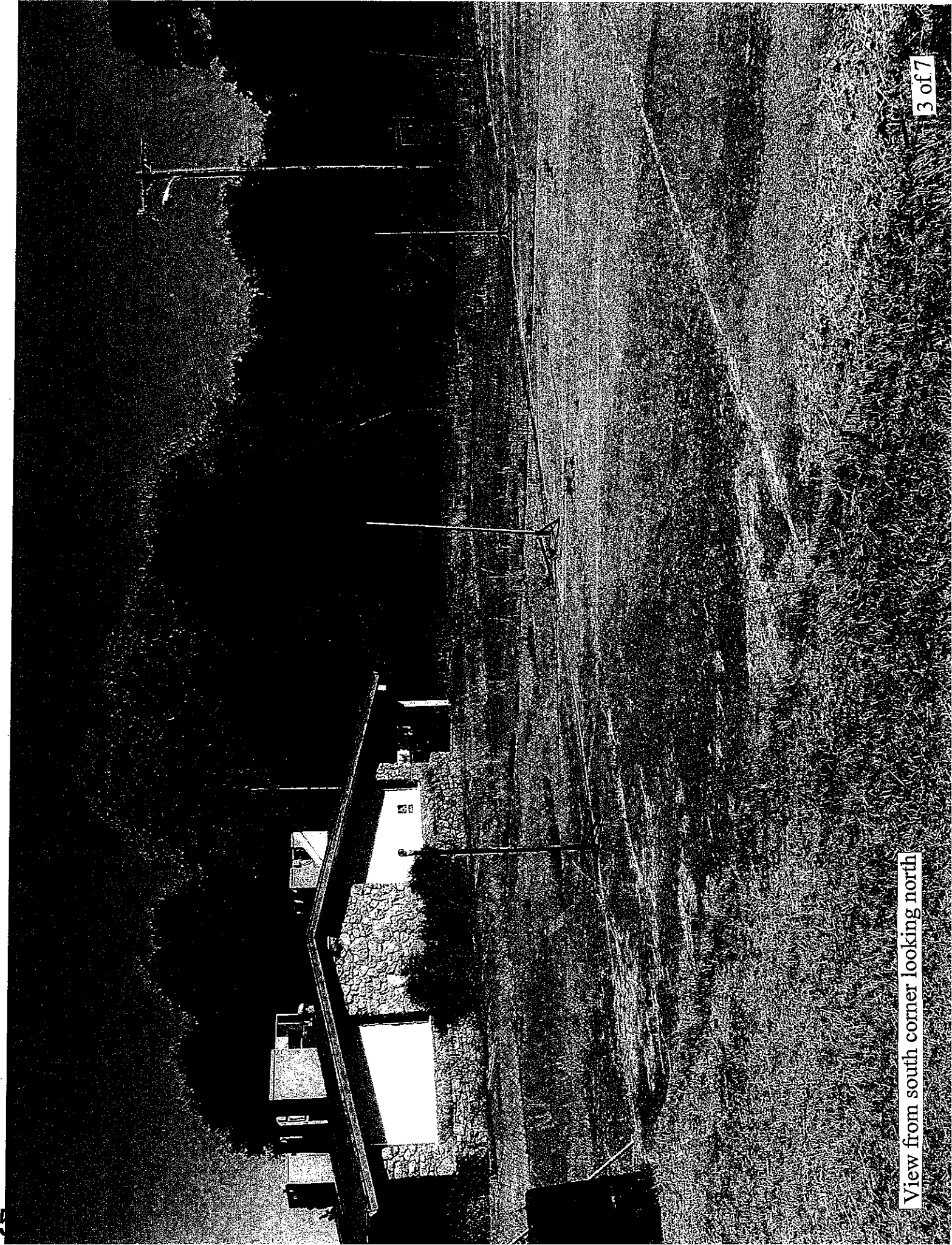
City of Auburn Fire Department - Review and approval of Site Plans and Improvement Plans;



View from northeast corner looking south



51 View from northeast corner looking southwest

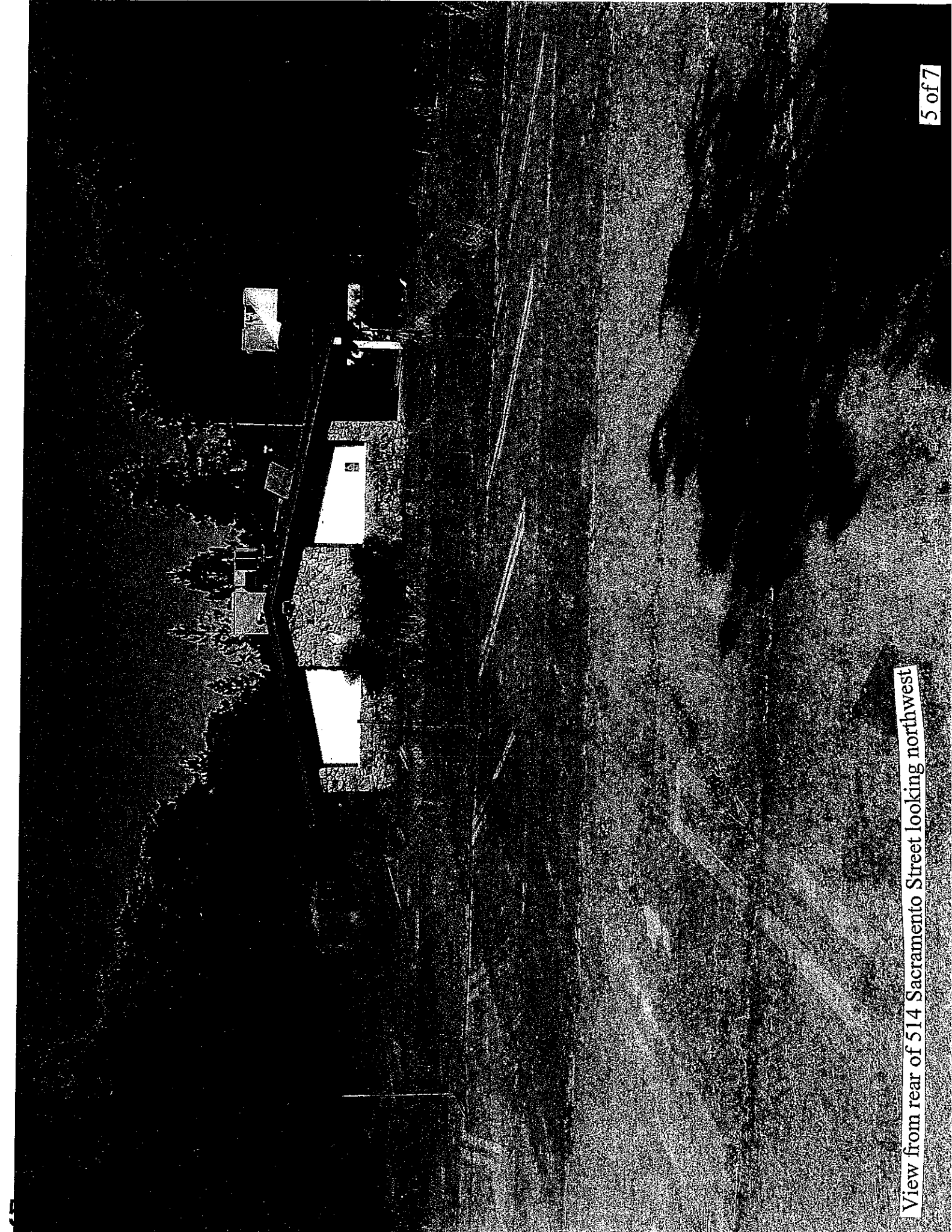


View from south corner looking north



View from rear of 514 Sacramento Street looking southeast

View from rear of 514 Sacramento Street looking northwest





View from southwest corner looking west (entrance of property)



View from adjoining parking lot looking northeast (entrance)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Lance E. Lowe, AICP, Associate Planner

Date 08/10/09

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The project site north and west of Auburn Folsom Road is visually characterized by low density residential uses. The project site south and west consists of undeveloped areas and commercial uses at the Auburn Folsom Road and Sacramento Street intersections (*Attachment 2 – Aerial Photo*).

Sources of existing light in the project area are streetlights, buildings and parking lot lighting along Auburn-Folsom Road and residential streets, as well as typical residential entry and area lighting around residences north and west of the project site. Other sources of light include vehicles traveling Auburn-Folsom Road. No source of glare exists on the project site currently since the improvements are not visible from Auburn Folsom Road.

IMPACTS

- a)-b) The project site is not located in an area with a scenic vista or in an area that may substantially damage scenic resources, including, but not limited to: trees, rock outcroppings, or historic buildings within a state designated scenic highway. The project will not substantially degrade the existing visual character or quality of the site and its surroundings and therefore, no impact to a scenic vista will occur through implementation of the proposed project. No impact will occur.
- c)-d) The project will not create a new source of substantial light or glare thereby affecting day or nighttime views in the area; however, future construction of the properties for commercial use may provide additional light and glare. However, potential impacts associated with future development can not be determined at this time. These impacts are considered less than significant.

II. AGRICULTURE RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project site is situated on land that has been zoned for residential use by the City of Auburn. No current agricultural operations exist on the proposed project site.

IMPACTS

- a)-c) No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is found within the proposed project area. The proposed project site has been zoned for residential use and is surrounded by urban uses. Since no farmland exists within the project area, the proposed project will not involve conversion of farmland. No impact will occur.

III. AIR QUALITY –

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The SVAB is classified as a severe non-attainment area for federal health based on ambient air quality standards for ozone. In addition, Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards.

Pollutants

Ozone is a pollutant that is not directly emitted, but is formed when oxides of nitrogen (NOx) and reactive organic gases (ROG) undergo a photochemical reaction in the presence of sunlight. This photochemical reaction occurs most readily during the summer ozone season, and therefore emissions of ROG and NOx are of most concern during the summer months. The District works to control ozone levels by controlling NOx emissions. Use of motor vehicles is the primary source of NOx in the region.

Particulate matter (PM₁₀) is the term used for a mixture of solid particles and liquid droplets found in the air. These particles are small enough to enter the human lungs and cause respiratory and other health problems. Common sources of particulate matter include motor vehicles, industrial emissions, and airborne dust from agricultural and construction activities.

IMPACTS

- a)-e) According to the *Placer County Air Pollution Control District*, Short-term air pollution emissions result primarily from diesel-powered construction equipment, vehicle exhaust, and dust particulates. Based upon preliminary model results of the proposed project, the daily construction and operational emissions from the project alone would not exceed the District's significant thresholds. However, development of the project site will result in a minor increase in local and regional air pollutant emissions and contribute to the significant cumulative air quality impacts occurring within the City of Auburn and Placer County. Consequently, the District is recommending Mitigation Measures, which are to be incorporated into the project's design, to ensure that the project's contribution to cumulative air quality impacts remains below the significant level.

With the incorporation of the following Mitigation Measures, the project will not conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation or cumulatively considerable net increase. The project will not expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

MITIGATION MEASURES

a)-e) APCD is recommending that the following Mitigation Measures be included within the scope of the proposed project. In addition, APCD has recommended Mitigation Measures for greenhouse gas/climate change impacts:

1. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitation. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours.
2. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundaries at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed Placer County APCD Rule 228 Fugitive limitations.
3. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be taken to an appropriate disposal site.
4. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" or wash streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.
5. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
6. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
7. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all time, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. Earth moving construction equipment shall be cleaned with water once per day.

8. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
9. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.
10. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall utilize existing power sources (e.g. power poles) or clean fuel generators rather than temporary generators.
11. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: All on-site stationary equipment shall be classified as "low emission" equipment.

The following Mitigation Measures can be utilized to reduce the projects impact on cumulative greenhouse gas emissions and climate change (source: Office of the Attorney General, State of California, recommended Global Warming Mitigation Measures):

Energy Efficiency

Prior to Building Permit issuance, the following shall be implemented by the developer and verified by the Auburn Community Development Department:

1. Buildings shall be designed to be energy efficient. Site buildings should take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. Verification shall be completed by the Community Development Department prior to building permit issuance.
2. Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.
3. Install light colored cool roofs, cool pavements, and strategically placed shade trees.
4. Install energy efficient heating and cooling systems, appliances and equipment, and control systems.
5. Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting.

Renewable Energy

6. Install solar power systems, solar and tank less hot water heaters, and energy-efficient heating ventilation and air conditioning units.

7. Install solar panels where appropriate.
8. Use combined heat and power in appropriate applications.

Water Conservation & Efficiency

9. Create water-efficient landscapes in accordance with the State Water Efficiency Landscape Standards.
10. Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
11. Design buildings to be water-efficient. Install water efficient fixtures and appliances.
12. Restrict watering methods (e.g. prohibit systems that apply water to non-vegetated surfaces and control runoff).
13. Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.)

Solid Waste Measures

14. Reuse and recycle construction and demolition waste (including, but not limited to: soil, vegetation, concrete, lumber, metal, and cardboard).
15. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.

Land Use Measures

16. Incorporate public transit into project design, where feasible.
17. Include pedestrian and bicycle-only streets and plazas within developments. Create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking, where feasible.

Transportation and Motor Vehicles

18. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling).
19. Provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including (e.g. locked bicycle storage or covered or indoor bicycle parking).

IV. BIOLOGICAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Areas of the project site that are along Auburn Folsom Road are characterized by a relatively undisturbed tree community growing on a steep slope on the western portion of the site. Vegetation on this portion of the site is characterized by annual grassland with scattered trees and shrubs. A vast majority of the ±1.02-acre project site has been previously disturbed to accommodate the existing parking lot improvements that occurred in association with the church and single family dwelling. The proposal includes reuse of existing improvements for office use. Other than minor grading, no new improvements are proposed.

IMPACTS

- a)&b) The General Plan Amendment & Rezone will not have a substantial adverse effect, on any species identified as a candidate, sensitive, or special status species. Future development of

the site may impact sensitive species; however, a subsequent project specific environmental analysis shall be prepared prior to project approval. These impacts are less than significant.

- c) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact will occur.
- d)-f) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. With the incorporation of the City's Tree Preservation Ordinance requirements, any potential impacts relating to the preservation of native trees will be less than significant.

V. CULTURAL RESOURCES –	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SETTING

A vacant single story church with associated parking lot improvements and unoccupied single family dwelling have been constructed. The existing buildings on the project site are not identified in the *Historical Resources Survey* conducted in 1986 (available from the City of Auburn Community Development Department).

IMPACTS

- a)-c) The project is not anticipated to cause a substantial adverse change in the significance of a historical resource, cause a substantial change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or feature. No impact will occur.
- d) Minor grading of the entrance and installation of access improvements in compliance with City Standards is proposed. The project is not anticipated to disrupt any human remains, including those interred outside of formal cemeteries. However, a site specific cultural

resources survey has not been completed for the General Plan Amendment & Rezone. To ensure that these potential impacts are less than significant, the following Mitigation Measures shall be implemented.

MITIGATION MEASURES

- d) If artifacts, exotic rock or unusual amounts of shell or bone or other potential buried archaeological resources are encountered during earth-disturbance associated with the proposed project, the City shall be notified and all soil-disturbing work shall be halted until a qualified archaeologist completes a significance evaluation of the finds pursuant to Section 106 of the National Historic Preservation Act. The significance evaluation shall include specific measures for the appropriate management of the resources uncovered and shall be submitted to the City of Auburn. No further soil-disturbing work shall be conducted within 100 feet of the area of resource discovery until an appropriate management plan is developed by a qualified archaeologist and agreed to by the developer and the City.

In accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98 and 5097.99, if Native American human burials and skeletal remains are discovered during project development, the following Mitigation Measures shall be implemented:

- i. All work within 100 feet of the site of discovery and any nearby area reasonably suspected to have remains must be halted immediately and the County Coroner and the City shall be notified of the find.
- ii. The Coroner has two working days to examine the remains after being notified by the person responsible for the excavation. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- iii. The NAHC will immediately notify the person it believes to be the most likely descendant of the deceased Native American. The most likely descendant has 48 hours from being granted site access to make recommendations to the owner, or owner's representative, for the treatment or disposition of the remains and any associated artifacts with proper dignity. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

If a most likely descendant cannot be identified, or the most likely descendant fails to make recommendations within the specified time period, the landowner must re-enter the remains and any associated artifacts in an area of the property secure from further disturbance. If the owner rejects the descendant's recommendations, the owner or the descendant may request mediation by the NAHC. If mediation fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance and protect the location as required by Public Resources Code Section 5097.98(e).

VI. GEOLOGY AND SOILS –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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SETTING

There are no Alquist-Priolo mapped earthquake fault zones within the project area. The nearest confirmed active fault (where movement has occurred in the last 11,000 years) is the Cleveland Hills Fault, located approximately 36 miles northwest of Auburn. Two "potentially active" faults, the Bear Mountain Fault and the Melones Fault lie within 5 miles of Auburn (*City of Auburn General Plan, 1993*). The most recent seismic event to occur nearby was the 1989 Emigrant Gap earthquake which measured 4.3 on the Richter scale; and the last major seismic activity within the Foothills Fault System was the 1975 Oroville Earthquake along the Cleveland Hills Fault with a magnitude of 5.7 on the Richter scale. The project site's proximity to active faults within central California makes it likely that the project would be subjected to seismic ground shaking in the future. Studies of past seismic events conclude that the maximum credible earthquake for the Foothills Fault System would be a Richter magnitude event of 6.5.

IMPACTS

- a)-e) The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, substantial soil erosion or loss of topsoil. The project is not located on expansion soil, as defined in the Building Code, creating substantial risks to life or property. Septic tanks are not proposed as part of the project. These impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS –				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

According to a preliminary search of the Placer County's Environmental Health Department's website, the proposed project site is not listed in any database of hazardous materials sites. Hazardous materials stored and used in the surrounding properties are associated with common household and construction chemicals found in residential areas and construction sites in the vicinity of the subject property.

The Auburn City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to: fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations as requested. The Auburn City Fire Department utilizes the services of other nearby fire agencies in an effort to provide additional resource levels under certain emergency situations. This is known as automatic aid. Additional responding agencies include, but are not limited to; Placer Consolidated Fire Protection District, South Placer Fire Protection District, Newcastle Fire Protection District, and the California Department of Forestry and Fire Protection. The City Fire Department station closest to the project site is located on the corner of Maidu Drive and Auburn-Folsom Road, however, this facility is not permanently staffed and resources are more likely to be dispatched from the City's station on Sacramento Street, which is staffed 24 hours a day. This station is located approximately 1 mile from the project site. In the event of a disaster, evacuation from the proposed project would be by Auburn-Folsom Road or Indian Hill Road.

Emergency access to the project site is provided at 540-609 Auburn Folsom Road, which can be accessed from three entrances from Auburn Folsom Road and Sacramento Street.

The intent of the Fire Protection Plan is to identify ways to mitigate fire hazards that may be created by a project, with the intent of reducing impact on the community's fire protection system. The components of the plan are implemented as conditions placed on the project or development and are enforced as conditions of permit issuance by the City. The objective of the Fire Protection Plan is to ensure that development projects provide protection of life, property, and resources. Enforcement of the measures contained in the Fire Protection Plan is generally carried out through enforcement of the provisions of Chapter 100 (Fire Prevention: Burning) of the *Auburn Municipal Code*.

IMPACTS

- a)-h) The proposed project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or accident conditions involving the release of hazardous materials into the environment. The project is not located within two miles of a public or private airport or physically interfere with an adopted emergency response plan or evacuation plan. The project will not expose people or structures to significant risk of loss. These potential impacts are considered less than significant.

VIII. HYDROLOGY AND WATER QUALITY –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Auburn receives an average of 34 inches of rainfall annually. Rainfall can vary substantially from year to year. At the Auburn recording station, annual precipitation has varied from 14 to 65 inches over the past 50 years. Rainfall is concentrated during winter months with almost 90 percent of annual precipitation typically occurring between November and April (*Placer*

County 2005). Site soils fall into Hydrologic Soils Group D, which are soils characterized as having a slow infiltration rate, and thereby a high runoff potential (*Soil Survey of Placer County, California 1980*).

The project site does not occur within a designated 100-year flood hazard area and has no history of flooding. Due to the site's topography and location away from any major waterways, flooding is not a concern on the project site.

Based upon site visit, the parking lot and improvements appear to have been designed to drain to the east into a natural drainage way. The property to the east is currently undeveloped

IMPACTS

- a) Future development of the site will generate additional storm water runoff. Upon future development of the site, a site specific drainage analysis shall be prepared. The drainage analysis shall be prepared in accordance with the City of Auburn Public Works Standards. This impact is less than significant.
- b)-j) The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge, alter the existing drainage pattern of the site or area, exceed the capacity of the existing or planned capacity of storm water drainage systems or provide substantial additional sources of polluted runoff, degrade water quality, place housing within a 100 year flood hazard area, seiche, tsunami, or mudflow. These impacts are less than significant.

IX. LAND USE AND PLANNING --

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project site is surrounded by residential and commercial uses to the north, south, east and west thereby constituting in-fill development.

IMPACTS

- a)-c) The project will be in compliance with the applicable commercial land use plan, policy, and regulations of the City of Auburn. The project will not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact will occur.

X. MINERAL RESOURCES –

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

Although gold deposits are known to remain in the foothills area, no known mineral resources of value to the region or residents of the state are known to exist within the boundaries of the proposed project area. No known mine sites are or have historically been located on the subject property.

IMPACTS

- a)&b) The proposed project is not anticipated to result in the loss of availability of a known mineral resource or locally known minimal resource. No impact will occur.

XI. NOISE—

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XI. NOISE—

without the project?

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

As modeled in the *City of Auburn General Plan (Table VIII-5)*, the 60 Ldn noise contour for Auburn-Folsom Road in the project area extended 65 feet from the center of the roadway in 1988. As traffic volume has increased on Auburn-Folsom Road in the years since the noise modeling was conducted for the General Plan, it is expected that the distance to the 60 Ldn noise contour from the center of the roadway has increased. The minimum distance from the project boundary to the center of Auburn-Folsom Road is approximately ± 60 feet at the west portion of the site and ± 250 feet on the eastern portion of the site. As shown by the aerial photo included as *Attachment 2*, the project site is separated from Auburn-Folsom Road by open space and existing single family dwelling. These barriers provide some attenuation of noise generated by traffic on Auburn-Folsom Road.

Residential developments are located on all sides adjoining the project site. Short-term noise generation in the area is from residential construction projects currently underway north of the project area.

IMPACTS

- a)-d) The project will not exposure persons or generate noise levels in excess of standards established in the local general plan or noise ordinance or expose people to ground borne vibration or ground borne noise levels. Minor grading will cause or contribute to a temporary increase in ambient noise levels; however, this impact is short-term and is subject to the City's Noise Ordinance. These impacts are less than significant.
- e)&f) The project is not located within an airport land use plan or in the vicinity of a private airstrip. No impact will occur.

XII. POPULATION AND HOUSING –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SETTING

The proposed project is located in an area of residential and commercial developments on both sides of Auburn-Folsom Road. The land use designation for the project site is Urban Low Density Residential (ULDR) according to the *City of Auburn General Plan*, and the zoning designation is R-1-10. It is estimated that over 13,000 people currently reside within the limits of the City of Auburn (*Department of Finance 2007*). No impact will occur.

IMPACTS

- a) The project is not anticipated to induce substantial population growth in an area, either directly or indirectly. No impact will occur.
- b)&c) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing or people elsewhere. No impact will occur.

XIII. PUBLIC SERVICES --

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The proposed project area is within the City of Auburn and is served by the following public services:

Fire Protection: The project area is within the jurisdiction of the Auburn City Fire Department. The nearest Fire Station is the Maidu station located on the corner of Maidu Drive and Auburn-Folsom Road. Auburn Fire has an automatic and mutual aid agreement which ensures that three fire protection agencies would respond to any emergency in the project area. Responding agencies could include: California Department of Forestry & Fire Protection, Newcastle City Fire Department, and Placer County Consolidated Fire Department.

Police Protection: The project area is within the jurisdiction of the City of Auburn Police Department. The existing police department facility was planned to accommodate the law enforcement needs of population growth within the project area (General Plan Environmental Impact Report 1993).

The Auburn Police Department's service ratio (a ratio of sworn officers to the population served) was 2.0 officers per 1,000 residents in 2005 (Willick 2005). The national standard for service ratios is 1.0 officer per 1,000 residents. Additional law enforcement assistance is provided within the area by the Placer County Sheriff's Department and the California Highway Patrol.

Schools: The proposed project lies within the Auburn Union Elementary and Placer Union High School Districts. Children residing in the project vicinity attend Skyridge Elementary School, E.V. Cain Middle School or Placer High School, according to their age group.

Parks: Park facilities within City limits are maintained by the Auburn Recreation District. Open space of the Auburn State Recreation Area is located approximately one mile east of the project site and outside of City limits. Policy 6.7 of the Open Space/Conservation element of the City's General Plan calls for dedication of parkland and/or payment of park fees to provide five acres of parkland per 1,000 residents.

Other Public Facilities: The Auburn DPW is responsible for many areas of city operations, including maintenance of city streets, streetlights, traffic signals, storm water drainage facilities, the municipal wastewater system, solid waste collection, and hazardous materials disposal, in addition to other responsibilities.

IMPACTS

- a) The project is not anticipated to have substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, or other public facilities. These impacts are less than significant.

XIV. RECREATION –

Would the project:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The proposed project is located approximately one and a half (1.5) miles west of the western boundary of the Auburn State Recreation Area (Auburn SRA). The Auburn SRA covers over 35,000 acres of land along 40 miles of the North and Middle Forks of the American River and receives over 500,000 visitors per year. In the vicinity of the proposed project, access would likely be gained to the SRA from trails located off of Pleasant Avenue. Trails generally descend east to the Middle Fork of the American River or follow the elevation contours of the canyon north-south.

Other recreational facilities likely to be used by residents of the proposed project include the American River Canyon Overlook Park, Railhead Park, and Auburn Recreation Park. These parks are all easily accessible from the project area via Auburn-Folsom Road and are maintained by the Auburn Recreation District. *Policy 6.7* of the Open Space/Conservation element of the City's General Plan calls for dedication of parkland and/or payment of park fees to provide five (5) acres of parkland per 1,000 residents.

IMPACTS

- a)&b) The proposed project would not increase the use of existing neighborhood and regional parks, recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No impact will occur.

XV. TRANSPORTATION/TRAFFIC –

Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The project site is located off of Auburn-Folsom Road approximately 700 feet from the intersection of Auburn Folsom Road and Sacramento Street. Auburn-Folsom Road is a four lane Arterial Street that serves as a primary north-south route through the south Auburn area and Placer County.

A project specific traffic study was not required for the proposed project. However, Level of Service (LOS) analysis was reviewed based upon traffic studies previously prepared and conducted in the area. Level of Service measures the quality of traffic flow and is represented by letter designations from "A" to "F," with a grade of "A" indicating the best conditions, and "F" indicating the poorest conditions. The LOS for signalized and unsignalized intersections is based on the average stopped delay per vehicle for a fifteen minute analysis period during hours of peak traffic volume.

The project site is located less than a quarter of a mile from the Auburn-Folsom Road/Sacramento Street intersection. This is a four-way signalized intersection.

Policy 1.1 of the *City of Auburn General Plan Circulation Element* states that the City should maintain a peak hour LOS of "D" at City-maintained intersections and roadways. Currently, the Auburn-Folsom Road functions at a satisfactory LOS "B" and "C" during the a.m. (7:00 to 9:00) and p.m.(4:00 to 6:00) peak hours, respectively (*KD Anderson 2005; Table 1*).

The cumulative increase in area traffic generated by reasonably foreseeable projects (approved projects) in proximity to the Sacramento Street General Plan & Rezone project site, in addition to traffic generated by the proposed project, would reduce the LOS rating for the intersection from the existing LOS "B" to LOS "C" during the a.m. peak hour period, and would increase the average delay during both the a.m. and p.m. peak hour periods (*Table 1*). While the Auburn-Folsom / Indian Hill Road intersection would continue to operate above the City's minimum acceptable

standard of LOS "D" in the cumulative condition, deterioration in the LOS from "B" to "C" at the intersection during the a.m. peak hour would occur in the cumulative condition as shown in Table 1, below. It is expected that through payment of traffic signal mitigation fees to the City of Auburn, impacts to operation of intersections in the area would remain less than significant.

Table 1 – Cumulative Traffic Generation

Location	Control	Existing + Approved Projects + Project – a.m. Peak Hour		Existing + Approved Projects + Project – p.m. Peak Hour	
		LOS	Average Delay (Seconds)	LOS	Average Delay (Seconds)
Auburn-Folsom Rd./Indian Hill Rd.	Signal	C	22.4	C	26.8

IMPACTS

- a) The proposed project would result in an increase in traffic in the vicinity of the project site resulting from the General Plan Amendment from Residential to Commercial Uses. The amount of additional traffic on a section of roadway is dependent on traffic trip generation and trip distribution according to the change in land use (the specific routes that the traffic generated takes). According to *Trip Generation Rates of the Institute of Traffic Engineers*, the existing residential and projected commercial trip generation of the project is shown below in Table 2.

Table 2 – Project Trip Generation

	Land Use	Trip Rate			Trips	
		Amount based upon acreage	Daily	Daily	A.M. Peak	P.M. Peak
					In/Out	In/Out
Existing	R-1-10	4 units	10.0	40	3:7	7:3
Proposed	C-1	.51 ac.	180 per acre	92	9:1	2:8
Net Change	N/A	N/A	N/A	52		

Average daily trips (ADT) generated by the proposed project are anticipated to remain within the General Plan Circulation Element limits according to the preliminary traffic analysis conducted for the project. Table 2 above shows project generated traffic volumes on expected as a result of the project. Change in the Residential land Use to commercial is estimated to increase the Average Daily Trips from an estimated 40 trips to 92 daily vehicle trips; an increase of 52 daily vehicle trips. Based upon anticipated vehicle trips generated by the proposed project, it is anticipated that average delays and intersection Levels of Service will not be altered. This impact is considered less than significant.

- b) The cumulative increase in area traffic generated by reasonably foreseeable projects (approved projects) in proximity to the 512-514 Sacramento Street General Plan Amendment & Rezone project site, in addition to traffic generated by the proposed project, would result in minor traffic increases resulting in no changes to the LOS rating for the intersection. The Auburn-Folsom Road would continue to operate above the City's minimum acceptable standard of LOS "D" in the cumulative condition. It is expected that through payment of

traffic signal mitigation fees to the City of Auburn, impacts to operation of intersections in the area would remain less than significant.

- c) The project does not include any elements that would have any effect on air traffic patterns; therefore, no impact to air traffic would result from implementation of the proposed project.
- d) As the proposed project is within an area of existing commercial development, it is expected that the project would have no impact resulting from increased hazards due to a design feature or incompatible uses. No impact will occur.
- e) The project proposes access across the parking lot of 601 Auburn Folsom Road with a new thirty (30') foot road easement which accesses the property along the west side of the property. Secondary access exists from Sacramento Street consisting of a twenty-five (25') easement to the property located at 512 Sacramento Street.

Concurrent with improvement of the 514 property for office use, the access shall be required to comply with City of Auburn Standards. The proposed easement terminates at the eastern property line abutting the property located at 512 Sacramento Street.

- f) The existing vacated church is approximately 3,300 square feet. Based upon the City's parking requirements of 1 parking space per 400 square feet of office use, 8.25 or rounded down, 8 parking spaces are required. Between properties 512 & 514 Sacramento Street, an existing parking lot was constructed on the property to serve the vacated church. The existing parking lot can accommodate approximately 30 vehicles and is therefore adequate to serve the site. No impact will occur.
- g) The proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). No impact will occur.

XVI. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS –

adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Auburn DPW provides wastewater collection, treatment, and disposal facilities to the area of the project site. The City of Auburn Wastewater Treatment plant is located in the Ophir area west of the City limits and is operated by a private firm, Operations Management International, under contract to the City of Auburn. The plant is permitted to discharge up to 1.65 million gallons per day of tertiary-treated effluent to Auburn Ravine Creek. Tertiary treatment is the highest level of treatment required by the State of California. Upgrade of the City's Wastewater Treatment Plant is required by the Central Valley Regional Water Quality Control Board (Central Valley RWQCB) to bring the treatment plant into compliance with National Pollutant Discharge Elimination System (NPDES) Permit requirements. Additional studies and rehabilitation of the City's sewer system are required to comply with new Sewer System Waste Discharge Requirements required by the State. The cost of compliance with these State requirements is estimated to be approximately \$11.7 Million. To cover these costs, the City has instituted a phased increase in monthly sewer rates and has increased the fee for new sewer connections.

Sewer Connection Fees are collected with the issuance of a building permit or at a request to connect to the sewer system. Sewer service connection fees for new development are currently due at the time of building permit issuance.

Solid waste within the project area is collected by Auburn-Placer Disposal Service (APDS), a licensed private disposal company. Solid waste is transported to the company's transfer station located on Shale Ridge Road and then to the Placer County Western Regional Landfill.

Domestic water service to the proposed subdivision is provided by the Placer County Water Agency (PCWA) via existing water lines that were installed following a previous project approval for the site. The Bowman and Auburn Water Treatment Plant provides water treatment prior to delivery to areas within the City of Auburn. According to the General Plan EIR, water supplies are sufficient to supply growth anticipated in the General Plan.

IMPACTS

- a)-b) The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. No impact will occur.
- c) Upon development of the project for commercial uses, the site may require or result in the construction of new storm water drainage facilities or expansion of existing facilities. However, since no new development is proposed with the General Plan Amendment & Rezone, analysis of such systems is not feasible. This impact is therefore less than significant.
- d)-e) The proposed project will not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. Adequate capacity exists for the subject property. No impact will occur.
- f) The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No impact will occur.
- g) The proposed project will comply with federal, state, and local statutes and regulations related to solid waste. No impact will occur.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a)-c) This environmental analysis provides evaluation of the potential environmental effects of the proposed project, including project effects on the quality of the environment, fish and wildlife habitat (including special status species), and cultural resources. No impact will occur.

REFERENCES

City of Auburn. *City of Auburn General Plan*. November 1993.

City of Auburn. *The City of Auburn General Plan Environmental Impact Report*. November 1993.

City of Auburn. *City of Auburn Municipal Code*. 28 March 2005.

***MITIGATION MONITORING &
REPORTING PLAN***

***FOR 512 & 514 SACRAMENTO
STREET GENERAL PLAN
AMENDMENT & REZONE (FILES -
GPA 09-1 & RE 09-1)***

***CITY OF AUBURN
COMMUNITY DEVELOPMENT
DEPARTMENT***

AUGUST 10, 2009

AUTHORITY AND PURPOSE

Pursuant to the California Public Resources Code, Section 21081.6, The City of Auburn is required to implement a Mitigation Monitoring and Reporting Program (MMRP) for *the 512 & 514 Sacramento Street General Plan Amendment & Rezone (Files GPA 09-1 & RE 09-1)*. The purpose of this MMRP is to ensure compliance with and effectiveness of the mitigation measures set forth in the Mitigated Negative Declaration prepared for the project.

RESPONSIBILITIES

The City of Auburn Community Development Department (CDD) will have primary responsibility for the operation of the MMRP. The CDD is responsible for managing all technical advisors and coordinating monitoring activities. The CDD is responsible for directing the preparation and filing of Compliance Reports.

MITIGATION MONITORING MATRIX

The following is a list of mitigation measures as presented in the Mitigated Negative Declaration prepared for the *Sacramento Street Project*. Final mitigation measures will be determined by the City of Auburn City Council during adoption of the Mitigated Negative Declaration prepared for the project.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY -	1. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitation. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours.	2	CDD	OT		
		2. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundaries at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed Placer County APCD Rule 228 Fugitive limitations.	2	CDD	OT		
		3. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be taken to an appropriate disposal site.	2	CDD	OT		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY -	4. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" or wash streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.	2	CDD	OT		
		5. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.	2	CDD	OT		
		6. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.	2	CDD	OT		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY -						
		7. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all time, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. Earth moving construction equipment shall be cleaned with water once per day.	2	CDD	OG		
		8. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.	2	CDD	OG		
		9. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.	2	CDD	OT		
		10. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of					

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY -	<p>Public Works: The contractor shall utilize existing power sources (e.g. power poles) or clean fuel generators rather than temporary generators.</p> <p>11. Prior to grading permit issuance, the following standard note on the Improvement Plans shall be verified by the Department of Public Works: All on-site stationary equipment shall be classified as "low emission" equipment.</p> <p>The following Mitigation Measures can be utilized to reduce the projects impact on cumulative greenhouse gas emissions and climate change (source: Office of the Attorney General, State of California, recommended Global Warming Mitigation Measures):</p> <p>Energy Efficiency</p> <p>Prior to Building Permit issuance, the following shall be implemented by the developer and verified by the Auburn Community Development Department:</p> <p>1. Buildings shall be designed to be energy efficient. Site buildings should take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. Verification shall be completed by the Community Development Department prior to building permit issuance.</p>	2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
III.	AIR QUALITY -	<p>2. Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.</p> <p>3. Install light colored cool roofs, cool pavements, and strategically placed shade trees.</p> <p>4. Install energy efficient heating and cooling systems, appliances and equipment, and control systems.</p> <p>5. Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting.</p> <p>Renewable Energy</p> <p>6. Install solar power systems, solar and tank less hot water heaters, and energy-efficient heating ventilation and air conditioning units.</p> <p>7. Install solar panels where appropriate.</p> <p>8. Use combined heat and power in appropriate applications.</p> <p>Water Conservation & Efficiency</p> <p>9. Create water-efficient landscapes in accordance with the State Water Efficiency Landscape Standards.</p> <p>10. Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation</p>	2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		
			2	CDD	OT		

5112 & 5114 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
III.	AIR QUALITY -						
		systems and devices, such as soil moisture-based irrigation controls.	2	CDD	OT		
		11. Design buildings to be water-efficient. Install water efficient fixtures and appliances.	2	CDD			
		12. Restrict watering methods (e.g. prohibit systems that apply water to non-vegetated surfaces and control runoff).	2	CDD	OG		
		13. Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.)	4	CDD	OG		
		Solid Waste Measures					
		14. Reuse and recycle construction and demolition waste (including, but not limited to: soil, vegetation, concrete, lumber, metal, and cardboard).	2	CDD	OG		
		15. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.	2	CDD	OG		
		Land Use Measures					
		16. Incorporate public transit into project design, where feasible.	2	CDD	OG		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
III.	AIR QUALITY -	<p>17. Include pedestrian and bicycle-only streets and plazas within developments. Create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking, where feasible.</p> <p>Transportation and Motor Vehicles</p> <p>18. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling).</p> <p>19. Provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including (e.g. locked bicycle storage or covered or indoor bicycle parking).</p>	2	CDD	OG		
			2	CDD	OG		
			2	CDD	OG		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
V.	CULTURAL RESOURCES	If artifacts, exotic rock or unusual amounts of shell or bone or other potential buried archaeological resources are encountered during earth-disturbance associated with the proposed project, the City shall be notified and all soil-disturbing work shall be halted until a qualified archaeologist completes a significance evaluation of the finds pursuant to Section 106 of the National Historic Preservation Act. The significance evaluation shall include specific measures for the appropriate management of the resources uncovered and shall be submitted to the City of Auburn. No further soil-disturbing work shall be conducted within 100 feet of the area of resource discovery until an appropriate management plan is developed by a qualified archaeologist and agreed to by the developer and the City.	4	CDD	OG		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
V.	CULTURAL RESOURCES	<p>In accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98 and 5097.99, if Native American human burials and skeletal remains are discovered during project development, the following Mitigation Measures shall be implemented:</p> <p>i. All work within 100 feet of the site of discovery and any nearby area reasonably suspected to have remains must be halted immediately and the County Coroner and the City shall be notified of the find.</p> <p>ii. The Coroner has two working days to examine the remains after being notified by the person responsible for the excavation. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).</p> <p>iii. The NAHC will immediately notify the person it believes to be the most likely descendant of the deceased Native American. The most likely descendant has 48 hours from being granted site access to make recommendations to the owner, or owner's representative, for the treatment or disposition of the remains and any associated artifacts with proper dignity.</p>	4	CDD	OG		
			4	CDD	OG		
			4	CDD	OG		
			4	CDD	OG		

512 & 514 SACRAMENTO STREET GPA & REZONE MITIGATION MONITORING MATRIX

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Received	Notes
V.	CULTURAL RESOURCES	<p>The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p> <p>iv. If a most likely descendant cannot be identified, or the most likely descendant fails to make recommendations within the specified time period, the landowner must re-enter the remains and any associated artifacts in an area of the property secure from further disturbance. If the owner rejects the descendant's recommendations, the owner or the descendant may request mediation by the NAHC. If mediation fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance and protect the location as required by Public Resources Code Section 5097.98(e).</p>	4	CDD	OG		

PLANNING COMMISSION RESOLUTION NO. 09-12
SACRAMENTO STREET GENERAL PLAN AMENDMENT & REZONE
(FILES GPA 09-1 & RE 09-1)

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of September 1, 2009 to consider a recommendation of a General Plan Amendment and Rezone to change the land use from Urban Low Density Residential (ULDR) to Commercial (COMM) and to change the zoning from Residential, Single-Family, minimum parcel size of 10,000 square feet to Neighborhood Commercial (C-1) for property located at 512 & 514 Sacramento Street.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the September 1, 2009 meeting.
2. Site plan, exhibits, and photographs submitted by the applicant.
3. Staff presentation at the public hearing held on September 1, 2009.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the evidence and based on the foregoing findings, the City of Auburn Planning Commission finds the following for the reasons stated in the staff report presented at the public hearing to the Commission on September 1, 2009:

The Findings of Fact for the Sacramento Street General Plan Amendment & Rezone Mitigated Negative Declaration are as follows:

1. The Planning Commission, on the basis of the whole record before it (including the Initial Study and any comments received), finds that there is no substantial evidence that the project will have a significant effect on the environment with the incorporation of project specific mitigation measures. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
2. The Planning Commission has determined that the Mitigated Negative Declaration includes a Mitigation Monitoring and Reporting Plan (MMRP) and that both were prepared in accordance with CEQA and the CEQA Guidelines. All of the mitigation measures identified in the Mitigated Negative Declaration have been incorporated in the MMRP and these measures have been agreed to by the applicant and are fully enforceable through CEQA and applicable City Ordinances.
3. All documents and materials relating to the proceedings for the Sacramento Street General Plan Amendment & Rezone are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

The Findings of Fact for the General Plan Amendment 09-1 and Rezone 09-1 (Files GPA 09-1 & RE 09-1) are:

1. The General Plan Amendment and Rezone are consistent with the General Plan;
2. The proposed General Plan Amendment will not cause the General Plan to become internally inconsistent.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of the Mitigated Negative Declaration prepared for the General Plan Amendment 09-1 and Rezone 09-1.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends that the City Council approve General Plan Amendment 09-1 & Rezone 09-1, subject to the following conditions and mitigation measures contained in the Mitigation Monitoring & Reporting Plan:

A. PLANNING CONDITIONS:

1. The Mitigation Measures identified in the Mitigated Negative Declaration prepared for the project are attached and incorporated by reference into this document. All Mitigation Measures that apply to the project's impacts shall be considered Conditions of Approval of the project, as may be further refined or clarified by these Conditions of Approval. The Community Development Director shall monitor monitoring compliance with the Mitigation Measures, as specified in the Mitigation Monitoring and Reporting Program.
2. Prior to the approval of any permits or plans (e.g. improvement plans), the applicant shall pay the applicable Department of Fish and Game fee for filing of the Notice of Determination with the Placer County Clerk Recorder.
3. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a site plan including a parking lot re-striping plan with trash enclosure. The site plan shall be to the satisfaction of the Community Development Director & Public Works Director.
4. The applicant shall provide evidence to the satisfaction of the Community Development Director & Public Works that the access easement documentation has been ratified.
5. Any proposed signage shall be approved by the Community Development Department prior to installation.
6. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details shall be shown on the final construction and/or improvement plans. All screening materials shall be consistent

with the main building materials and colors. Roof-mounted screens and vents shall be compatible with the final roof materials and colors.

7. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of these approvals, or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of these approvals, or the activities conducted pursuant to these approvals, the applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. PUBLIC WORKS CONDITIONS:

1. The developer shall submit and obtain approval of a grading plan, which contains the requirements of Title 15, Chapter 155 of the Auburn Municipal Code. Grading will not be permitted prior to approval of the grading plans and issuance of a grading permit. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.
2. An erosion and sediment control plan shall accompany the grading plan and shall include the following:
 - a. Grading and related soil disturbance activities, including vegetative clearance, shall occur between May 1 through October 15 of each year.
 - b. All disturbed soil surfaces, including graded areas, cuts and fills, shall be stabilized and re-vegetated before October 15 of each year.
 - c. Sediment traps and catchment basins shall be installed prior to October 15 of each year;
 - d. Drainage and storm water runoff control systems and their components shall be designed to fit the hydraulic conditions of the full development area and have full flow capacity plus an adequate factor of safety.
 - e. Drainage and storm water runoff control systems and their components shall be designed and constructed to minimize erosion.
 - f. Slopes shall be protected from concentrated runoff and sheet flow originating from the proposed development area.
 - g. Straw bale dikes or filter fabric barriers shall be located down slope on all disturbed areas. These barriers shall be constructed prior to any site grading and shall remain in

- place and be maintained until the project landscaping or other improvements are established.
- h. Topsoil may be stockpiled on site and reused for landscaped areas. Stockpiles shall be stabilized during the rainy season (October 15 to May 1) in accordance with the aforementioned criteria.
 - i. Such other information or requirements as the Community Development Director reasonable determines are required to ensure compliance with these conditions of approval; City ordinances, standards and policies; and applicable law.
3. If construction includes blasting or the use of controlled explosives, the grading contractor and the developer shall comply with all conditions of the Public Works Department, which shall include, but need not be limited to, the following:
- a. Make all test hole logs available to road and underground contractors.
 - b. Require that the blasting contractor be licensed, bonded and insured.
 - c. Have the contractor visit neighbors likely to be disturbed by the blasting personally to inform them of the estimated schedule for blasting and to explain the warning signals.
 - d. Insure that the conventional OSHA signals for blasting are followed prior to and while firing each shot, with a sufficient air whistle that can be heard for a minimum of 2,000 feet.
 - e. Set signs indicating a blasting area on nearby streets. Flagmen shall be used.
 - f. Cover shallow shots on exposed rock with soil and/or a blasting mat to mitigate flying rock. Soil should be free of round boulders or cobbles.
 - g. A pre-blast survey of all surrounding structures and facilities shall be prepared along with a blasting program including blast peak velocity limits at various points for the blasting required to create roads and major utility lines. The blasting program and pre-blast survey shall be kept on file with the Police Department. Blasting operations shall be coordinated with the Fire Department.
 - h. The contractor must secure a valid blasting permit from the Auburn Police Department prior to using explosives.
4. Dust control specifications shall be included on the improvement plans and implemented during construction to minimize dust nuisance during construction.
5. All construction activities shall be limited to the hours allowed by Title 9, Chapter 93 of the Auburn Municipal Code.
- a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. For the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.

- b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
- 6. All driveways in cut slopes exceeding three (3') feet in height shall be shown on the rough grading and improvement plans.
 - 7. The design of driveways with slopes over 15% or for any lot which has a difference in elevation greater than three (3') feet between top of cut or toe of fill and edge of pavement shall be shown on the improvement plans. Rough grading of driveways shall be completed with the public improvements.
 - 8. The developer shall re-vegetate cut and fill areas as soon as possible using native seed mixes and compatible plantings as specified by the Public Works Department and Soil Conservation Service.
 - 9. The developer shall conduct all soil stabilization activities pursuant to Public Works Department and Soil Conservation Service practices and techniques. Stabilization details shall be shown on the improvement plans for temporary and permanent conditions.
 - 10. The proposed contour information submitted with the site plan is not approved at this time. The final slopes and grades will be reviewed with the improvement plans.
 - 11. Specific details for cut and fill slopes, open ditches and erosion control have not been reviewed in detail at this time and will be reviewed at the time of improvement plan submittal.
 - 12. Developer shall be responsible to verify the condition of the existing storm drain system for review and approval by City Engineer.
 - 13. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the Director of Public Works.
 - 14. The applicant shall install Best Management Practices (BMP's) devices for the capture of oil petroleum products from the street areas. These BMP's shall be subject to Public Works Department approval.

15. Any existing well(s) and septic system(s) on the project site shall be abandoned in accordance with the requirements of the Placer County Division of Environmental Health. A letter from the Placer County Division of Environmental Health shall be submitted prior to final map recordation certifying that all requirements have been met.
16. Prior to approval of the Improvement Plans, the developer shall provide will-serve letters from the following agencies/service providers to the Public Works Department and comply with their requirements:
 - a. Pacific Bell
 - b. Pacific Gas & Electric Company
 - c. Placer County Water Agency
 - d. Auburn Placer Disposal
 - e. Charter Communications (Cable)
 - f. Auburn Union School District
 - g. Placer Union High School District

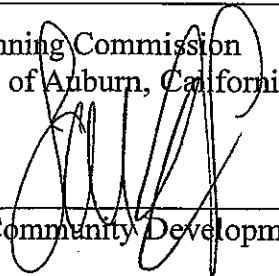
Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner Snyder and seconded by Commissioner Spokely hereby recommends that the City Council adopt the Mitigated Negative Declaration and approval of the General Plan Amendment and Rezone (GPA 09-1 & RE 09-1) subject to the conditions listed above and carried by the following vote:

AYES: Snyder, Spokely, Vitas, Young & Worthington
NOES: None
ABSENT: None
ABSTAIN: None

PASSED AND ADOPTED this 1st day of September, 2009.



Chair, Planning Commission
of the City of Auburn, California

ATTEST: 
Community Development Department